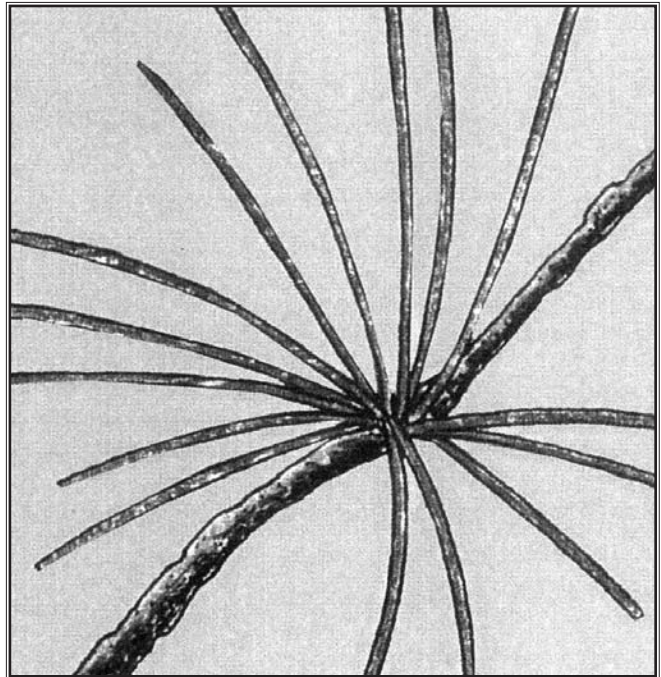


TORREY HIGHLANDS

Public Facilities Financing Plan
and Facilities Benefit Assessment

Fiscal Year 2004



THE CITY OF SAN DIEGO

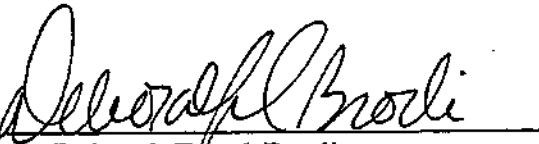
June 2004 • Facilities Financing/Planning Department

RESOLUTION NUMBER R- 299346

ADOPTED ON JUN 15 2004

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN TORREY HIGHLANDS AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF THE PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENT AREA.

APPROVED: CASEY GWINN, City Attorney

By 
Deborah Engel-Brodie
Deputy City Attorney

Mayor

Dick Murphy

City Council

Scott Peters, District 1
Michael Zucchet, District 2
Toni Atkins, Deputy Mayor, District 3
Charles Lewis, District 4

Brian Maienschein, District 5
Donna Frye, District 6
Jim Madaffer, District 7
Ralph Inzunza, District 8

City Attorney

Casey Gwinn, City Attorney
Deborah Engel-Brodie, Deputy City Attorney

Planning Department

S. Gail Goldberg, AICP, Planning Director
Keith Greer, Deputy Director
Charlene M. Gabriel, Facilities Financing Manager
Pamela Bernasconi, Supervising Project Manager

Gary Hess, Project Manager
Gloria Hensley, Principal Engineering Aide
Arwa Sayed, Word Processing Operator

Torrey Highlands Community Planning Group

At the time of this update, no planning group has been formed for Torrey Highlands.

(This page is intentionally left blank.)

TABLE OF CONTENTS

| | |
|---|-----------|
| INTRODUCTION..... | 1 |
| AUTHORITY | 1 |
| ANNUAL UPDATE TO FINANCING PLAN | 1 |
| SCOPE OF REPORT | 1 |
| TIMING AND COST OF FACILITIES | 1 |
| FBA PROCEDURE..... | 3 |
| <i>Methodology of the FBA</i> | 3 |
| AREA OF BENEFIT AND PROJECTED LAND USES..... | 4 |
| INVENTORY AND LOCATION..... | 4 |
| DEVELOPMENT SCHEDULE..... | 4 |
| ASSESSMENTS..... | 7 |
| ASSESSMENT METHODOLOGY – EDU RATIOS | 7 |
| <i>EDU Calculation</i> | 7 |
| DETERMINATION OF ASSESSMENT RATES | 11 |
| CASH FLOW ANALYSIS | 14 |
| AUTOMATIC ANNUAL INCREASES | 14 |
| PARTIAL CREDITS | 15 |
| ASSESSMENT ROLL DESCRIPTION | 15 |
| COMMERCIAL AND INDUSTRIAL DEVELOPMENT | 16 |
| CONTRIBUTIONS BY THE CITY..... | 16 |
| PUBLIC FACILITIES FINANCING PLAN | 20 |
| PURPOSE | 20 |
| DEVELOPMENT FORECAST AND ANALYSIS | 20 |
| FUTURE PUBLIC FACILITY NEEDS | 20 |
| TRANSPORTATION PHASING PLAN | 21 |

Tables

| | | |
|---------|---|----|
| TABLE 1 | INVENTORY OF LAND USES..... | 4 |
| TABLE 2 | DEVELOPMENT SCHEDULE..... | 5 |
| TABLE 3 | EDU RATIOS..... | 7 |
| TABLE 4 | BASE ASSESSMENT RATE..... | 12 |
| TABLE 5 | PROPOSED FACILITIES BENEFIT ASSESSMENTS | 13 |
| TABLE 6 | LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX | 17 |
| TABLE 7 | SAN DIEGO CONSUMER PRICE INDEX | 18 |
| TABLE 8 | TORREY HIGHLANDS CASH FLOW | 19 |

| | | |
|----------|--|-----|
| TABLE 9 | PUBLIC FACILITIES PROJECTS | 23 |
| TABLE 10 | ALLOCATION OF COSTS BETWEEN TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH .. | 114 |
| TABLE 11 | ASSESSMENT LISTING | 115 |

Figures

| | | |
|----------|----------------------------|----|
| FIGURE 1 | AREA OF BENEFIT | 6 |
| FIGURE 2 | FACILITIES INDEX MAP | 25 |

Appendix

| | | |
|------------|----------------------------------|-----|
| APPENDIX 1 | TRANSPORTATION PHASING PLAN..... | 117 |
|------------|----------------------------------|-----|

This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Planning Department, Facilities Financing Section, at (619) 533-3670.

Introduction

Authority

This **financing plan** implements the improvement requirements set forth in the Torrey Highlands Subarea Plan, which was originally approved by the San Diego City Council on August 5, 1996 by Resolution R-287749.

On November 3, 1998, the voters of the City passed Proposition H and subsequently approved a phase shift from the land designation of “Future Urbanizing” to “Planned Urbanizing”. However, a portion of Torrey Highlands, Fairbanks Highlands, did not seek to participate in the phase shift. This portion of the subarea has an approved vesting tentative map (VTM 88-0141) that was approved in 1997.

Annual Update to Financing Plan

On June 10, 2003, by Resolution R-298074, the San Diego City Council (City Council) adopted the current Torrey Highlands Public Facilities Financing Plan (Fiscal Year 2003 Plan). Future updates are anticipated to occur on an annual basis.

Scope of Report

The Fiscal Year 2004 Torrey Highlands Financing Plan identifies the public facilities that will be needed over the next eight years, during which the ultimate build out of the community is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Torrey Highlands, as required by City Ordinance O-15318. The FBA is established to provide specific, needed facilities that are to benefit the Torrey Highlands community.

Timing and Cost of Facilities

The public facilities projects to be financed by the Torrey Highlands FBA funds are shown in Table 9, beginning on page 23. Included in the table are:

- Project title;
- Fiscal year in which construction of the project is expected;
- Estimated project costs; and
- Funding sources.

Project categories include transportation improvements, water and sewer (utilities) lines, parks, fire, and libraries. Detailed descriptions of the projects which are listed in Table 9 can be found on the project sheets beginning on page 28. The FBA also funds the administrative costs associated with the development, implementation, and operation of the FBA program.

(This page is intentionally left blank.)

FBA Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980, to establish the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the **Area of Benefit**. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the Area of Benefit in the Torrey Highlands community planning area. For more information on an Area of Benefit, see Area of Benefit and Projected Land Uses beginning on page 4.

Methodology of the FBA

The methodology of the FBA is as follows:

- 1) An FBA **Assessment Roll** is prepared for Torrey Highlands where each remaining, unimproved parcel or approved map unit in the Area of Benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Assessment Roll Description on page 15 for more information on the Assessment Listing (Roll).
- 2) Liens are placed on the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the Area of Benefit. The liens are filed without a specific assessment amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs.
- 3) At the time of Building Permit issuance, the owner of the parcel being developed is assessed a fee that is determined by the type and scope of the permit being requested and by the fee schedule that is in effect at the time the permit is pulled. Owners/developers are not permitted to pay liens in advance of development. FBA fees are paid directly to the San Diego City Treasurer.
- 4) Fees are collected, placed into a City revenue account, and used within the Area of Benefit solely for those capital improvements and administrative costs that are identified in the Torrey Highlands Public Facilities Financing Plan.

In the following material, an appropriate dollar assessment is developed for all property owners seeking to develop in Torrey Highlands.

Areas of Benefit and Projected Land Uses

Inventory and Location

When the City Council adopts a **Resolution of Intention**, a Facilities Benefit Assessment is applied to the residential, non-residential, and various other land use combinations of undeveloped property. The undeveloped land areas that are assessed FBA fees are also known as the **Area of Benefit**. Figure 1, on page 6, shows the proposed boundary or location of the Torrey Highlands Facilities Benefit Assessment Area (Area of Benefit).

Table 1 Inventory of Land Uses

| Land Use | Actual | To Go | Total |
|---------------------------------|--------|-------|-------|
| Single-Family Residential Units | 1,358 | 367 | 1,725 |
| Multi-Family Residential Units | 565 | 403 | 967 |
| Local Mixed Use Acres | 1.54 | 8.06 | 9.6 |
| Commercial Acres | 0 | 34.5 | 34.5 |
| Employment Center Acres | 0 | 43.15 | 43.15 |
| Limited Commercial Acres | 1.54 | 1.71 | 3.25 |
| Institutional Acres | 0 | 16.93 | 16.93 |

Development Schedule

The development schedule for Torrey Highlands is based upon the projections of the existing property owners, their land use consultants, and City staff. Indications are that the remaining development of Torrey Highlands will take place over a ten year period.

The projected schedule of development for Torrey Highlands is presented in Table 2, on page 5. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Thus, the number of units developed in 2002 refers to those for which permits are issued, with fees paid, between July 1, 2001 and June 30, 2002.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development

within the community. Therefore, any slowdown in community development will require additional modification of the schedule for providing needed facilities.

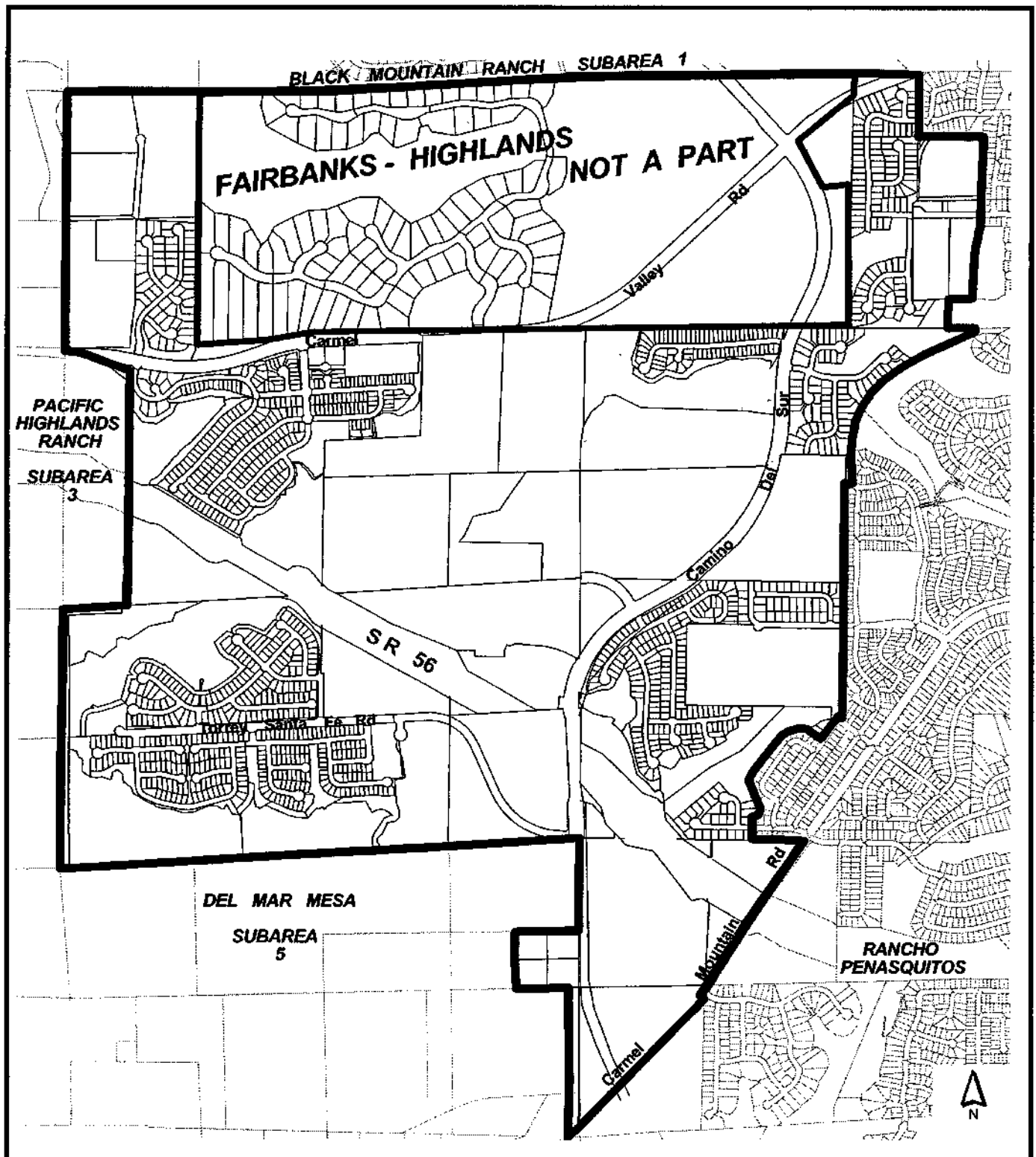
Table 2 Development Schedule

| FISCAL YEAR | SFDU | MFDU | UNITS TO DATE | LMXU/ AC | C/ AC | CL/ AC | INST/ AC | ECTC/ AC |
|------------------------|--------------|-------------|------------------------------|---------------------|------------------|-------------------|---------------------|---------------------|
| PRIOR | 93** | 0 | 93 | 0 | 0 | 0 | 0 | 0 |
| 2000 | 7 | 0 | 100 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 368 | 0 | 468 | 0 | 0 | 0 | 0 | 0 |
| 2002 | 501 | 188 | 1,157 | 0 | 0 | 1.54 | 0 | 0 |
| 2003 | 389 | 377 | 1,923 | 1.54 | 0 | 0 | 0 | 0 |
| 2004 | 54 | 135 | 2,112 | 8.06 | 0 | 1.71 | 0 | 0 |
| 2005 | 0 | 0 | 2,112 | 0 | 0 | 0 | 10 | 15.49 |
| 2006 | 0 | 0 | 2,112 | 0 | 0 | 0 | 6.93 | 0 |
| 2007 | 0 | 0 | 2,112 | 0 | 0 | 0 | 0 | 0 |
| 2008 | 235 | 200 | 2,547 | 0 | 34.5 | 0 | 0 | 27.66 |
| 2009 | 76 | 68 | 2,691 | 0 | 0 | 0 | 0 | 0 |
| 2010 | 2 | 0 | 2,693 | 0 | 0 | 0 | 0 | 0 |
| 2011 | 0 | 0 | 2,693 | 0 | 0 | 0 | 0 | 0 |
| 2012 | 0 | 0 | 2,693 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 1,725 | 967 | 2,693 | 9.60 | 34.5 | 3.25 | 16.93 | 43.15 |
| ACTUAL: | 1,358 | 565 | 1,923 | 8.06 | 0 | 1.54 | 0 | 0 |
| TO GO: | 367 | 403 | 770 | 1.54 | 34.5 | 1.71 | 16.93 | 43.15 |

* Development figures provided for FY 2004 are based upon current year projections.

** The 93 single family units developed in Fairbanks Highlands are within the Torrey Highlands subarea but are not within the FBA Area of Benefit.

TORREY HIGHLANDS SUBAREA 4



FACILITIES BENEFIT ASSESSMENT SAN DIEGO, COUNTY OF SAN DIEGO AND STATE OF CALIFORNIA

Assessments

Assessment Methodology – EDU Ratios

An **Equivalent Dwelling Unit** or **EDU** ratio (factor) has been established for the purpose of spreading the cost of public facilities between the different land use classifications. Equivalent Dwelling Unit ratios have been calculated for each category of facility to be constructed under the FBA because the relationship between land use and the degree of benefit from different public facilities can vary substantially. The single-family dwelling unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio per dwelling unit (or acre), proportionate to the respective benefit.

Table 3 provides the EDU ratios or factors used to prepare the Torrey Highlands FBAs.

Table 3 EDU Ratios

| CATEGORY | SFD | MFD | LMXUU | CO | CL | INST | ECTC |
|---------------|-----|-----|--------|------|------|------|------|
| TRANSPORTATON | 1.0 | 0.7 | 11.175 | 2.5 | 8.4 | 2.5 | 7.5 |
| PARKS | 1.0 | 0.7 | .0 | 0 | 0 | 0 | 0 |
| FIRE | 1.0 | 0.7 | 6 | 6 | 6 | 9 | 9 |
| LIBRARY | 1.0 | 0.7 | .0 | 0 | 0 | 0 | 0 |
| WATER/SEWER | 1.0 | 0.7 | 12.5 | 12.5 | 12.5 | 12.5 | 17.9 |

EDU Calculation

A complete description of the process used to determine the relative level of benefit from each public facility, and the corresponding equivalent dwelling unit ratios, was originally presented in the North City West Public Facilities Financing Plan of April 1982. The following is the process as it was presented in the plan:

Equivalent Dwelling Unit Factors

In order to provide a means of spreading assessments for needed public facilities between different classes of land use, an equivalent dwelling unit (EDU) has been established for each class. The base for the EDU ratios is a single-family dwelling unit, and the other classes have been assigned an EDU ratio per dwelling unit or acre in proportion to their benefit.

Since the relationship between land use and the degree of benefit from different public facilities can vary substantially, the EDU ratios have been determined for each type of facility to be constructed under the FBA.

Background Information

1. Water Transmission Line.

A spread for water consumption is assumed based on water usage provided by the City of San Diego Water Utilities Department.

- *Water consumption per single-family dwelling unit is 150 gallons/capita/day.
Assume 3.2 persons per dwelling unit.
Therefore water consumption per unit equals $150 \times 3.2 = 480$ gallons/unit/day.*

- *Water consumption per acre of commercial or industrial land is 7,000+ gallons/acre/day.
 $7,000 \div 480 = 14.58$ DU/acre, say 15 DU/acre.*

Therefore, if a single-family dwelling is used as a base, each multi-family unit and each commercial and/or industrial acre is equivalent to 15 single-family units.

2. Sewer.

A spread for sewer generation is assumed based on sewage usage provided by the City of San Diego Water Utilities Department.

- *Sewage generation per single-family dwelling unit is 280 gallons/unit/day.*
- *Sewage generation per acre of commercial and/or industrial is 5,000+ gallons/acre/day.
 $5,000 \div 280 = 17.86$ DU/acre, say 18DU/acre.*

Therefore, if a single-family dwelling unit is used as a base, each multi-family dwelling unit is .7 single-family unit and each commercial and/or industrial acre is 18 single-family units.

3. Fire Station.

The Fire Station EDU relates to the cost of fire department services to residential, commercial, and industrial establishments. These services and costs are defined in the San Diego Fire Department Annual Report and the City of San Diego's financial management cost revenue analysis. The services have been categorized into three groups:

Torrey Highlands Public Facilities Financing Plan FY 2004

- A. *Suppression, maintenance, and acquisition*
- B. *Prevention*
- C. *Administration and support*

Knowing the commercial and industrial acreage, the total population of San Diego and assuming 3.2 persons per single-family residential unit, and fire department costs, we were able to arrive at the cost of service for a residential unit, and commercial and industrial acreage.

A. *San Diego Fire Department Annual Report*

| | <u><i>Residential</i></u> | <u><i>Comm'l</i></u> | <u><i>Indust'l</i></u> |
|--|---------------------------|----------------------|------------------------|
| (1) <i>Suppression, Maintenance, & Acquisition</i> | \$20,647,308 | \$2,606,983 | \$2,815,542 |
| (2) <i>Prevention</i> | 386,327 | 1,217,572 | 227,036 |
| (3) <i>Administration & Support</i> | 1,464,814 | 266,153 | 211,757 |
| TOTAL | \$22,498,449 | \$4,090,708 | \$3,254,334 |

B. *Base Numbers*

| | <u><i>Comm'l</i></u> | <u><i>Indust'l</i></u> |
|--------------------------|----------------------|------------------------|
| <u><i>Population</i></u> | <u><i>Acres</i></u> | <u><i>Acres</i></u> |
| 890,800 | 5,526 | 6,376 |

C. *Calculations*

| | <u><i>Residential</i></u> | <u><i>Commercial</i></u> | <u><i>Industrial</i></u> |
|------------------------------------|---------------------------|--------------------------|--------------------------|
| <u><i>G Step 1</i></u> | | | |
| <i>Determine Expenses per Unit</i> | \$25.26/capita | \$740.27/acre | \$510.40/acre |

Step 2 \$80.83/sf
Establish Cost per Household household

Step 3
Determine Ratio Using SF as a Base (i.e. EDU Factor)

| | | | |
|--|----------|------------------|------------------|
| | <i>1</i> | <i>9.16/acre</i> | <i>6.31/acre</i> |
|--|----------|------------------|------------------|

Again, using the single-family dwelling unit as a base, we were able to assign an EDU ratio of .7 to a multi-family dwelling, 9 to an acre of commercial land and 6 to an acre of industrial land.

4. *Neighborhood Parks and Park and Ride–Transportation Centers.*
It has been determined that neighborhood parks and park and ride facilities benefit the residential portion of the community and have no direct benefit to the commercial and industrial acreage within that community.
5. *Library and Community Parks.*
The library and parks directly benefit the residents of the community. Using single-family homes as a base, multi-family housing had been assigned a benefit that is 70% of the single-family base. This is reflective of the fact that multi-family dwelling units typically contain fewer persons per dwelling unit than single-family homes.

While it could be maintained that commercial and industrial acreage might benefit in general from the presence of the library and the park in the community, no specific benefit has been identified. The City of San Diego Cost Revenue Analysis shows no benefit assigned to commercial and industrial acreage. The City of San Diego census showing library district and its users gives data that supports this. The Progress Guide of San Diego bases the need of parks and libraries on residential users.

6. *Del Mar Heights Road at Intersection with I-5 (Bridge Widening).*
The EDU factors suggested for use on the Del Mar Heights Road Bridge are based upon average daily trips generated by each use, intensities of the proposed use, and internal-external trip ratios.

For residential uses, factors of 1 EDU per dwelling unit for single-family and 0.7 EDU per dwelling unit for multi-family are suggested for use. These factors are based on dwelling densities and average trip generation factors used by the City of San Diego Engineering and Development Department.

Since the Del Mar Heights Road Bridge is essential for external access for the industrial area of North City West, a factor based upon the expected internal-external traffic split is suggested for use. A factor of 20 EDUs per acre is suggested for use.

A similar internal-external trip split approach is suggested for commercial land uses. Although there are different generation rates and internal-external trip ratios for community and

neighborhood commercial uses, an EDU factor of 22 EDUs per acre is suggested for both uses. The higher generation rate for neighborhood commercial is offset by a lower internal-external trip ratio so that the same EDU factor results.

Determination of Assessment Rates

The amount of the FBA assessment is determined by using the following information:

- Development schedule (in dwelling units and acres)
- Composite EDU factors for each land use designation
- Schedule of facility expenditures (in FY 2004 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% (applied to the fund balance)
- Annual inflation rate of 5% (for determining the future costs of facilities that will be constructed in years beyond FY 2004)
- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

The following are three types of expenses that may be applied against the FBA fund:

- 1) **Direct payments** for facility costs, including administration of the FBA fund;
- 2) **Credits** to developers for facilities provided in accordance with Section 61.2213 of the FBA Ordinance; and
- 3) **Cash reimbursement** to developers for costs in excess of their FBA obligation pursuant to an approved reimbursement agreement.

Therefore, whether a developer or the FBA fund provides a facility, it is treated as an expense to the fund.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities. A reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

A **base assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the fund. The base assessment rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 4, on page 12, presents the FY 2004 base facilities benefit assessment rate for Torrey Highlands.

Due to inflation and changes in the scope, the cost for providing facilities increases over time. Therefore the assessment rate must also increase at the same rate. For liens established subsequent to Council approval of this FBA, the assessment rates (per unit or acre) shown in Table 5, page 13, should be used.

Table 4 Base Assessment Rate

| LAND USE | DEPOSIT per UNIT/ACRE in FY 2004 DOLLARS |
|---------------------------------|---|
| SINGLE FAMILY UNITS | \$56,145 |
| MULTI-FAMILY UNITS | \$39,303 |
| LMXU ACRES | \$453,090 |
| COMMERCIAL ACRES | \$338,554 |
| LIMITED COMMERCIAL ACRES | \$100,500 |
| INSTITUTIONAL ACRES | \$84,218 |
| EMPLOYMENT CENTER ACRES | \$301,987 |

Table 5 Proposed Facilities Benefit Assessments

| FISCAL YEAR | \$/ SFMU | \$/ MFDU | \$/ LMXU | \$/ CAC | \$/ CLAC | \$/ INSTAC | \$/ ECAC |
|------------------------|---------------------|---------------------|---------------------|--------------------|---------------------|-----------------------|---------------------|
| 2002 | \$33,120 | \$23,184 | \$267,278 | \$199,714 | \$59,285 | \$49,680 | \$178,186 |
| 2003 | \$34,445 | \$24,111 | \$277,969 | \$207,703 | \$61,656 | \$51,667 | \$185,313 |
| 2004a | \$35,823 | \$25,077 | \$289,088 | \$216,010 | \$64,122 | \$53,734 | \$192,679 |
| 2004b | \$56,145 | \$39,303 | \$453,090 | \$338,554 | \$100,500 | \$84,218 | \$301,987 |
| 2005 | \$58,952 | \$41,268 | \$475,754 | \$355,482 | \$105,525 | \$88,428 | \$317,086 |
| 2006 | \$61,900 | \$43,331 | \$499,532 | \$373,256 | \$110,801 | \$92,850 | \$332,940 |
| 2007 | \$64,995 | \$45,498 | \$524,508 | \$391,919 | \$116,341 | \$97,492 | \$349,587 |
| 2008 | \$68,245 | \$47,773 | \$550,734 | \$411,515 | \$122,158 | \$102,367 | \$367,067 |
| 2009 | \$71,657 | \$50,162 | \$578,271 | \$432,091 | \$128,266 | \$107,485 | \$385,420 |
| 2010 | \$75,240 | \$52,670 | \$607,184 | \$453,695 | \$134,679 | \$112,860 | \$404,691 |
| 2011 | \$79,002 | \$55,303 | \$637,543 | \$476,380 | \$141,413 | \$118,502 | \$424,926 |
| 2012 | \$82,952 | \$58,068 | \$669,421 | \$500,199 | \$148,484 | \$124,428 | \$446,172 |

Cash Flow Analysis

The Torrey Highlands Cash Flow, Table 8, page 19, presents an analysis of the Torrey Highlands FBA. For each fiscal year during the development of the community, the cash flow shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 3% annual return.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego are shown in Table 6 and Table 7 on pages 17 and 18, respectively.

Since needed facilities are directly related to the community's growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require modification of facility schedules and a new cash flow will be prepared.

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In years beyond FY 2004, the proposed increase reflects a growth rate of 5% per year. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time that the next annual adjustment is authorized by the San Diego City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and extent of development, which is expected to occur within the area of benefit. The Torrey Highlands Proposed FBA Schedule in Table 5, page 13, shows the projected rate of deposit or assessment by each category of land use during each year of community development. For example, the proposed assessment for a single-family dwelling unit developed during FY 2004 is \$56,145. For the same period, each multi-family unit is to be assessed \$39,303. The local mixed-use assessment is \$453,090 per acre, the commercial assessment \$338,554 per acre, the limited commercial assessment \$100,500 per acre, while an institutional acre is \$84,218 per acre. Finally, in FY 2004, the proposed employment center acre assessment is \$301,987.

Partial Credits

Due to the demands for funding a number of FBA projects with cash in the early years of development, i.e. from FY 2002 to FY 2004, it does not appear to be possible to provide 100% credits immediately to a developer who constructs an FBA-funded project. To assure the availability of cash in these early years, a developer who has entered into a reimbursement agreement with the City and has earned and is entitled to use credits, commensurate with the cash flow calculations and CIP project sheets contained herein, shall be entitled to use credits on a 80 – 20 basis. That is, with each plan file application, the developer shall receive credits for 80% of his computed FBA obligation and pay cash for 20% of the obligation. This fractional payment of cash versus credits shall continue until one of the following occurs: (i) the developer exhausts his entitlement for credits or (ii) the developer is issued 100% of the permits for his/her respective development. The fractional percentage of credits versus cash payment shall be re-evaluated annually as part of the annual update process for the Financing Plan.

Assessment Roll Description

For each undeveloped map portion or parcel in the Area of Benefit, the Assessment Listing includes:

- Parcel number
- Name of the owner (according to County records)
- Number of dwelling units or non-residential acres to be developed (according to the “best use” scenario)
- Assessment amount for each parcel.

Identification numbers in the Assessment Listing may be non-sequential as a result of the omission of some parcels after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to County records at the time the Assessment Listing is prepared, as shown on the last equalized assessment roll, or as otherwise known to City staff (Section 61.2205). The current Assessment Listing is shown on page 111. A key for understanding the Assessment Listing is included.

A **Resolution of Designation**, when adopted by the City Council, imposes the Facilities Benefit Assessment in the form of a lien that is placed upon the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the Area of Benefit. The assessments are based upon the type and extent of forecasted land use of the “best use” scenario.

The maps, plats, and summary of the assessment roll, all of which define the Area of Benefit, will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council.

Collection of the FBA is to occur at the time of building permit issuance, with payment made directly to the San Diego City Treasurer.

Commercial and Industrial Development

Currently, FBA fees are expected to be paid on a net acre basis for commercial, local mixed use, employment center and institutional properties. It is anticipated however, that on occasion, building permits will be requested for structures that occupy only a portion of an entire parcel; a phased development, for example. It is normally expected that FBA assessments will be calculated and ultimately paid for an entire parcel, even if only a portion of the parcel is being permitted at one time.

Contributions by the City

If any, contributions made by the City or other public entity toward the cost of facilities are specified in the individual Capital Improvement Project sheets following Table 9, and beginning on page 28.

Table 6 Los Angeles/San Diego Construction Cost Index

As reported by Engineering News Record

| YEAR | CCI | % CHANGE/YEAR |
|-------------|------------|--------------------------|
| 1984 | 5051 | 2.37% |
| 1985 | 5264 | 4.22% |
| 1986 | 5446 | 3.46% |
| 1987 | 5452 | 0.11% |
| 1988 | 5773 | 5.89% |
| 1989 | 5774 | 0.02% |
| 1990 | 5789 | 0.26% |
| 1991 | 6084 | 5.10% |
| 1992 | 6286 | 3.32% |
| 1993 | 6361 | 1.19% |
| 1994 | 6475 | 1.79% |
| 1995 | 6517 | 0.65% |
| 1996 | 6522 | 0.08% |
| 1997 | 6571 | 0.75% |
| 1998 | 6673 | 1.55% |
| 1999 | 6832 | 2.38% |
| 2000 | 7056 | 3.28% |
| 2001 | 7073 | 0.24% |
| 2002 | 7440 | 5.20% |
| 2003 | | |

Table 7 San Diego Consumer Price Index

| YEAR | CPI | % CHANGE/YEAR |
|-------------|------------|--------------------------|
| 1984 | 103.5 | - |
| 1985 | 109.2 | 5.51% |
| 1986 | 112.8 | 3.30% |
| 1987 | 116.6 | 3.37% |
| 1988 | 121.9 | 4.55% |
| 1989 | 128.9 | 5.74% |
| 1990 | 136.5 | 5.90% |
| 1991 | 142.2 | 4.18% |
| 1992 | 147.0 | 3.38% |
| 1993 | 150.4 | 2.31% |
| 1994 | 154.3 | 2.59% |
| 1995 | 156.3 | 1.30% |
| 1996 | 159.8 | 2.24% |
| 1997 | 163.7 | 2.44% |
| 1998 | 166.0 | 1.41% |
| 1999 | 171.7 | 3.43% |
| 2000 | 179.8 | 4.72% |
| 2001 | 190.1 | 5.73% |
| 2002 | 195.7 | 2.90% |
| 2003 | | |

Table 8

Torrey Highlands FBA Cash Flow

| NEDU Factors: 1.00 0.70 8.07 6.03 1.79 1.50 5.38 | | | | | | | | | | | | | | | | | | |
|--|-------|------|------|-------|------|--------|-------|----------|----------|-----------|-----------|-----------|-----------|-----------|------------------------|-------------------------|--------------|-------|
| FY | SFDU | MEDU | LMXU | CAC | CLAC | INSTAC | ECTAC | \$/SFDU | \$/MFDU | \$/LMXUAC | \$/CAC | \$/CLAC | \$/INSTAC | \$/ECTCAC | INPUT \$ PLUS INTEREST | PLANNED CIP \$ EXPENSES | NET BALANCE | FY |
| PRIOR | 93 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | \$0 | PRIOR |
| 1999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$16,585 | \$11,595 | \$133,678 | \$99,886 | \$29,651 | \$0 | \$89,119 | \$0 | \$0 | \$0 | 1999 |
| 2000 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | \$16,896 | \$11,827 | \$136,352 | \$101,884 | \$30,244 | \$0 | \$90,901 | \$118,852 | \$79,619 | \$103,910 | 2000 |
| 2001 | 368 | 0 | 0 | 0 | 0 | 0 | 0 | \$24,948 | \$17,464 | \$201,330 | \$150,436 | \$44,657 | \$37,422 | \$134,220 | \$9,299,071 | \$1,509,754 | \$4,588,174 | 2001 |
| 2002 | 501 | 188 | 0 | 0 | 1.54 | 0 | 0 | \$33,120 | \$23,184 | \$267,278 | \$199,714 | \$59,285 | \$49,680 | \$178,186 | \$21,241,071 | \$17,084,175 | \$4,672,694 | 2002 |
| 2003 | 389 | 377 | 1.54 | 0 | 0 | 0 | 0 | \$34,445 | \$24,111 | \$277,969 | \$207,703 | \$61,656 | \$51,667 | \$185,313 | \$23,222,028 | \$12,002,832 | \$15,842,680 | 2003 |
| 2004a | 54 | 135 | 8.06 | 0 | 0 | 0 | 0 | \$35,823 | \$25,077 | \$289,088 | \$216,010 | \$64,122 | \$53,734 | \$192,679 | | | | |
| 2004b | 0 | 0 | 0 | 0 | 1.71 | 0 | 0 | \$56,145 | \$39,303 | \$453,090 | \$338,554 | \$100,500 | \$84,218 | \$301,987 | \$8,089,779 | \$21,875,474 | \$2,056,985 | 2004 |
| 2005 | 0 | 0 | 0 | 0 | 0 | 10 | 15.49 | \$58,952 | \$41,268 | \$475,745 | \$355,482 | \$105,525 | \$88,428 | \$317,086 | \$5,833,490 | \$7,437,974 | \$452,501 | 2005 |
| 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$61,900 | \$43,331 | \$499,532 | \$373,256 | \$110,801 | \$92,850 | \$332,940 | \$11,692 | \$132,300 | \$331,893 | 2006 |
| 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$64,995 | \$45,498 | \$524,508 | \$391,919 | \$116,341 | \$97,492 | \$349,587 | \$7,948 | \$138,915 | \$200,926 | 2007 |
| 2008 | 235 | 200 | 0 | 34.5 | 0 | 6.93 | 27.66 | \$68,245 | \$47,773 | \$550,734 | \$411,515 | \$122,158 | \$102,367 | \$367,067 | \$50,895,983 | \$34,777,987 | \$16,318,922 | 2008 |
| 2009 | 76 | 68 | 0 | 0 | 0 | 0 | 0 | \$71,657 | \$50,162 | \$578,271 | \$432,091 | \$128,266 | \$107,485 | \$385,420 | \$9,339,374 | \$9,574,958 | \$16,083,339 | 2009 |
| 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | \$75,240 | \$52,670 | \$607,184 | \$453,695 | \$134,679 | \$112,860 | \$404,691 | \$413,057 | \$15,053,215 | \$1,443,181 | 2010 |
| 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$79,002 | \$55,303 | \$637,543 | \$476,380 | \$141,413 | \$118,502 | \$424,926 | \$25,257 | \$1,224,177 | \$244,261 | 2011 |
| 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$82,952 | \$58,068 | \$669,421 | \$500,199 | \$148,484 | \$124,428 | \$446,172 | \$5,167 | \$147,746 | \$101,682 | 2012 |
| TOTAL | 1,725 | 968 | 9.60 | 34.50 | 3.25 | 16.93 | 43.15 | | | | | | | | \$128,497,604 | \$120,891,380 | \$101,682 | TOTAL |

Facilities Financing Plan

Purpose

The **Public Facilities Financing Plan** is prepared to ensure that all owners of undeveloped property will pay their fair share of the funding required to finance the community's needed public facilities. The Financing Plan applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing its development. The Public Facilities Financing Plan includes the following:

- Development forecast and analysis
- Capital Improvement Program, which lists public facility needs
- Fee schedule for a Facilities Benefit Assessment.

This report will update the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for the development that is planned to occur in the community plan area known as Torrey Highlands.

Development Forecast and Analysis

Development projections are based upon the best estimates of the property owners, developers, and City staff as they judge the future of the land market. Obviously, certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Torrey Highlands. Conversely, a period of robust business expansion could significantly increase the rate of development. The assumed development forecast for Torrey Highlands is reflected in Table 2 on page 4.

Future Public Facility Needs

In order to better serve the Torrey Highlands community, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Park and Recreation
- Fire
- Library
- Sewer/Water Utilities

Project locations are depicted in Figure 2 and summarized in Table 9, page 23. Detailed project descriptions can be found in the Capital Improvement Program (CIP) sheets on the pages that follow Table 9. The timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 2, page 5, for the current development schedule of the community.

Since needed facilities are directly related to the size and growth rate of the community, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require a modification to the schedule in which needed facilities are planned.

Transportation Phasing Plan

The Torrey Highlands Transportation Phasing Plan is summarized in Appendix 1, page 113. The Transportation Phasing Plan was approved with the adoption of the original Public Facilities Financing Plan on October 22, 1996, and amended on August 7, 2001.

(This page is intentionally left blank.)

Table 9

Torrey Highlands Project Summary

| PAGE | PROJECT NO. | DESCRIPTION | PROJECT YEAR | EST. COST (FY 2004) | -----FUNDING SOURCE----- | | |
|------|-------------|---|--------------|---------------------|--------------------------|--------------|---------------|
| | | | | | DEV/SUBD | FBA-TH | OTHER |
| | | TRANSPORTATION PROJECTS: | | | | | |
| 28 | T-1.1 | SR-56 (Construct a 4-lane Freeway) | 1997-2005 | \$201,990,026 | \$13,551,178 | | \$188,438,848 |
| 30 | T-1.2 | SR-56 (Expansion to a 6-lane Freeway) | 2003-2014 | \$31,500,000 | | \$8,190,000 | \$23,310,000 |
| 32 | T-1.3 | SR-56 / CAMINO DEL SUR INTERCHANGE | 2001-2007 | \$37,300,000 | | \$36,842,860 | \$457,140 |
| 34 | T-2.1 | CAMINO DEL SUR (Two Lanes, Northerly of SR-56) | 2001-2008 | \$10,964,810 | | \$10,964,810 | \$0 |
| 36 | T-2.2 | CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56) | 2003-2013 | \$3,450,000 | | \$2,400,000 | \$1,050,000 |
| 38 | T-2.3 | PARK-N-RIDE | 2008 | \$600,000 | | \$600,000 | \$0 |
| 40 | T-2.4 | CAMINO DEL SUR (Two-Lanes, Carmel Valley Road to San Dieguito Road) | 2001-2005 | \$23,916,929 | \$2,536,245 | | \$21,380,684 |
| 42 | T-3.1A | CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to | 2000-2005 | \$2,628,000 | \$750,000 | | \$1,878,000 |
| 44 | T-3.1B | CAMINO DEL SUR (Two Lanes, SR56 to Carmel Mountain Road) | 2005-2008 | \$2,013,000 | | \$2,013,000 | \$0 |
| 46 | T-3.2A | CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to | 2010 | \$1,005,000 | | \$1,005,000 | \$0 |
| 48 | T-3.2B | CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road) | 2008 | \$800,000 | | \$800,000 | \$0 |
| 50 | T-4.1 | CARMEL VALLEY ROAD (Two Lanes: Via Alburtura to Camino Del Sur) | 1999-2000 | COMPLETED | | | |
| 52 | T-4.2 | CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road) | 2000-2001 | COMPLETED | | | |
| 54 | T-4.3 | CARMEL VALLEY ROAD (Widen to Four Lanes: Via Alburtura to Camino del Sur) | 2003-2008 | \$5,418,667 | | \$5,418,667 | \$0 |
| 56 | T-4.4 | CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road) | 2008-2009 | \$3,443,720 | | \$696,718 | \$2,747,002 |
| 58 | T-4.5 | CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch) | 2004-2006 | \$3,945,000 | | | \$3,945,000 |
| 60 | T-4.6 | CARMEL VALLEY RD - Easterly Extension | 2003 | \$4,233,176 | | | \$4,233,176 |
| 62 | T-5.1 | CARMEL MOUNTAIN ROAD OVERCROSSING - Two Additional Lanes | 2007-2008 | \$2,730,000 | | \$2,730,000 | \$0 |
| 64 | T-5.2 | CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary) | 1998-2008 | \$3,383,943 | \$1,800,000 | \$1,583,943 | \$0 |
| 66 | T-6 | DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5) | 2002-2008 | \$300,000 | | \$150,000 | \$150,000 |
| 68 | T-7 | BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road) | 2000-2004 | COMPLETED | | | |
| 70 | T-8 | SAN DIEGUITO ROAD (Two Lanes) | 2000-2004 | \$5,915,934 | \$227,298 | | \$5,688,636 |

Table 9

Torrey Highlands Project Summary

| PAGE | PROJECT NO. | DESCRIPTION | PROJECT YEAR | EST. COST (FY 2004) | -----FUNDING SOURCE----- | | |
|------|-------------|---|--------------|----------------------|--------------------------|----------------------|----------------------|
| | | | | | DEV/SUBD | FBA-TH | OTHER |
| 72 | T-9 | STREET "B" OVERCROSSING | 2004-2008 | \$4,549,440 | \$955,392 | \$3,594,048 | \$0 |
| 74 | T-10 | PEDESTRIAN BRIDGE OVER CAMINO DEL SUR | 2010 | \$2,730,000 | | \$2,730,000 | \$0 |
| 76 | T-11 | SR-56 BIKE INTERCHANGES | 2011 | \$6,850,000 | | \$1,067,850 | \$5,782,150 |
| | | TOTAL TRANSPORTATION PROJECTS: | | \$359,667,645 | \$19,820,113 | \$80,786,896 | \$259,060,636 |
| | | PARK PROJECTS: | | | | | |
| 80 | P-1 | NEIGHBORHOOD PARK SOUTH | 2003-2009 | \$5,960,089 | | \$5,960,089 | \$0 |
| 82 | P-2 | NEIGHBORHOOD PARK NORTH | 2002-2005 | \$3,340,000 | | \$3,340,000 | |
| 84 | P-3 | COMMUNITY PARK (Black Mountain Ranch) | 2002-2008 | \$13,500,000 | | \$1,258,784 | \$12,241,216 |
| 86 | P-4 | COMMUNITY PARK-RECREATION BUILDING | 2010-2015 | \$3,569,999 | | \$1,187,941 | \$2,382,058 |
| 88 | P-5 | COMMUNITY PARK-SWIMMING POOL | 2009-2014 | \$4,000,000 | | \$750,000 | \$3,250,000 |
| 90 | P-6 | BICYCLE/PEDESTRIAN /EQUESTRIAN TRAIL SYSTEM | 2003-2009 | \$1,000,000 | | \$1,000,000 | \$0 |
| | | TOTAL PARK PROJECTS: | | \$31,370,088 | \$0 | \$13,496,814 | \$17,873,274 |
| | | FIRE PROTECTION PROJECTS: | | | | | |
| 94 | F-1 | FIRE STATION (Located in Black Mountain Ranch) | 2002-2004 | \$4,400,000 | | \$2,427,300 | \$1,972,700 |
| 96 | F-2 | FIRE STATION (Located in Pacific Highlands Ranch) | 2005-2009 | \$7,436,000 | | \$756,000 | \$6,680,000 |
| | | TOTAL FIRE PROTECTION PROJECTS: | | \$11,836,000 | \$0 | \$3,183,300 | \$8,652,700 |
| | | LIBRARY PROJECTS: | | | | | |
| 100 | L-1 | BRANCH LIBRARY AND VILLAGE GREEN | 2010-2012 | \$10,120,000 | | \$1,897,000 | \$8,223,000 |
| | | TOTAL LIBRARY PROJECTS: | | \$10,120,000 | \$0 | \$1,897,000 | \$8,223,000 |
| | | WATER UTILITY PROJECTS: | | | | | |
| 104 | U-1 | CARMEL VALLEY TRUNK SEWER | 2002-2010 | \$9,892,000 | | \$1,353,000 | \$8,539,000 |
| 106 | U-2 | DEL MAR HEIGHTS PIPELINE RELOCATION | 2001-2007 | \$2,559,869 | | \$2,559,869 | \$0 |
| 108 | U-3 | NEW 16" WATER MAINS | 2010-2011 | \$2,288,000 | | \$2,288,000 | \$0 |
| | | TOTAL WATER UTILITIES PROJECTS: | | \$14,739,869 | \$0 | \$6,200,869 | \$8,539,000 |
| | | MISCELLANEOUS PROJECTS: | | | | | |
| 112 | M-1 | WILDLIFE RESCUE CENTER | 2009-2010 | \$750,000 | | \$750,000 | \$0 |
| | | TOTAL MISCELLANEOUS PROJECTS: | | \$750,000 | \$0 | \$750,000 | \$0 |
| | | GRAND TOTALS | | \$428,483,602 | \$19,820,113 | \$106,314,879 | \$302,348,610 |

TORREY HIGHLANDS FACILITIES INDEX MAP

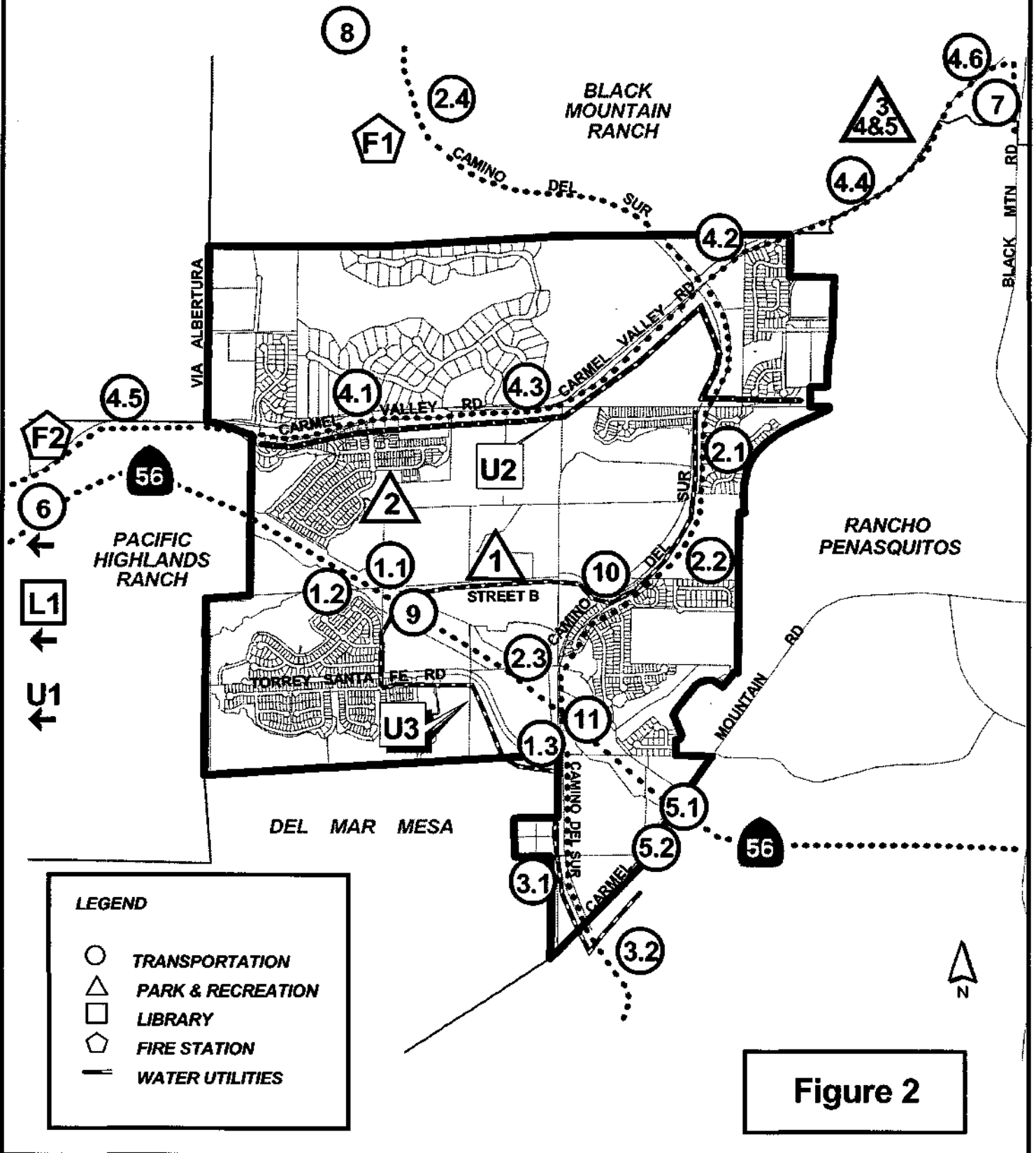


Figure 2

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

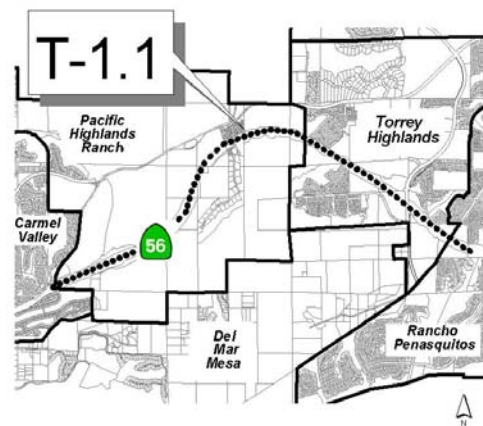
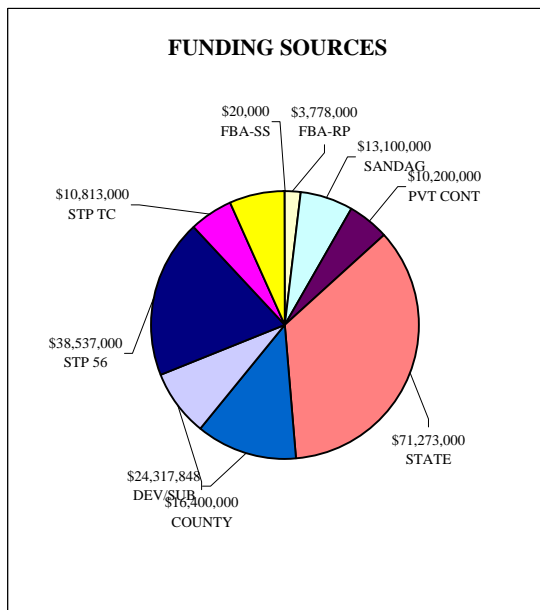
TITLE: SR-56 (Construct a 4-lane Freeway)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52.436.0

PROJECT: T-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2003 | FY 2004 | FY 2005 | FY 2006 | FY 2007 |
|--------------|----------------------|----------------------|--------------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-SS | \$20,000 | \$20,000 | | | | | | |
| FBA-RP | \$3,778,000 | \$3,778,000 | | | | | | |
| SANDAG | \$13,100,000 | \$13,100,000 | | | | | | |
| PVT CONT | \$10,200,000 | \$10,200,000 | | | | | | |
| STATE | \$71,273,000 | \$70,658,589 | \$614,411 | | | | | |
| DEV/SUB | \$24,317,848 | \$24,317,848 | | | | | | |
| COUNTY | \$16,400,000 | \$16,400,000 | | | | | | |
| STP 56 | \$38,537,000 | \$38,537,000 | | | | | | |
| STP TC | \$10,813,000 | \$10,813,000 | | | | | | |
| OTHER | \$13,551,178 | \$11,451,178 | \$2,100,000 | | | | | |
| TOTAL | \$201,990,026 | \$199,275,615 | \$2,714,411 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2008 | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-SS | | | | | | | | |
| FBA-RP | | | | | | | | |
| SANDAG | | | | | | | | |
| PVT CONT | | | | | | | | |
| STATE | | | | | | | | |
| DEV/SUB | | | | | | | | |
| COUNTY | | | | | | | | |
| STP 56 | | | | | | | | |
| STP TC | | | | | | | | |
| OTHER | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sanidiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: SR-56 (Construct a 4-lane Freeway)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52.436.0

PROJECT: T-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR STATE ROUTE 56 BETWEEN THE CARMEL VALLEY AND RANCHO PENASQUITOS COMMUNITIES. A FOUR-LANE FREEWAY WILL BE CONSTRUCTED WITH INTERCHANGES AT BLACK MOUNTAIN ROAD, CAMINO SANTA FE AND CAMINO DEL SUR. THIS PROJECT WILL PROVIDE THE NECESSARY RIGHT-OF-WAY AND PREPARE THE GRADE FOR THE ULTIMATE SIX-LANE FREEWAY. IN ADDITION, THIS PROJECT PROVIDES THE BIKEPATH THROUGH THE STATE ROUTE 56 CORRIDOR, WITH A FUTURE PROJECT PLANNED FOR THE BIKEPATH INTERCHANGES AT CAMINO DEL SUR.

JUSTIFICATION:

THIS PROJECT IS NEEDED TO COMPLETE THE EAST-WEST CONNECTION BETWEEN INTERSTATE 5 AND INTERSTATE 15.

FUNDING ISSUES:

NOTES:

THE PRELIMINARY DESIGN FOR THE REMAINING INTERSTATE 5/STATE ROUTE 56 CONNECTOR RAMPS IS BUDGETED UNDER CIP 52-311.0, INTERSTATE 5/STATE ROUTE 56 NORTH FREEWAY CONNECTORS.

SCHEDULE:

CONSTRUCTION IS SCHEDULED TO BE COMPLETED IN FY 2005.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 (Expansion to a 6-lane Freeway)

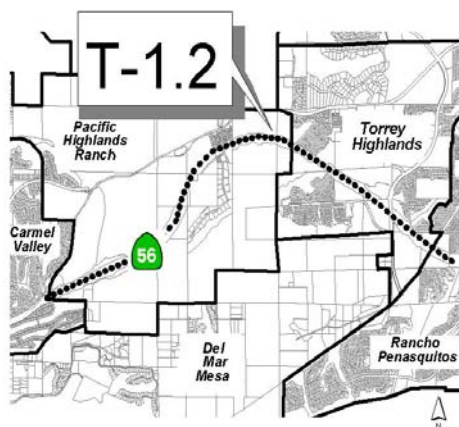
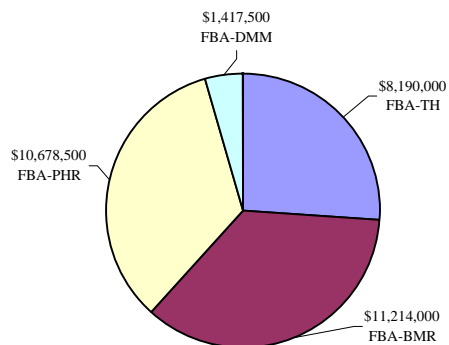
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-703.0

PROJECT: T-1.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|-------------|------------------|------------------|--------------------|------------|------------|------------|
| FBA-TH | \$8,190,000 | | | \$431,673 | | | | |
| FBA-BMR | \$11,214,000 | | | | \$544,340 | | | |
| FBA-PHR | \$10,678,500 | | | | \$486,365 | | | |
| FBA-DMM | \$1,417,500 | | \$230,000 | | \$1,187,500 | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$31,500,000 | \$0 | \$230,000 | \$431,673 | \$2,218,205 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|--------------------|---------------------|------------------|--------------------|--------------------|--------------------|------------|------------|
| FBA-TH | \$5,468,327 | \$2,290,000 | | | | | | |
| FBA-BMR | | \$10,669,660 | | | | | | |
| FBA-PHR | \$75,000 | \$75,000 | \$425,000 | \$4,425,000 | \$3,202,885 | \$1,989,250 | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$5,543,327 | \$13,034,660 | \$425,000 | \$4,425,000 | \$3,202,885 | \$1,989,250 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sanidiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: SR-56 (Expansion to a 6-lane Freeway)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-703.0

PROJECT: T-1.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONVERSION OF THE FOUR LANE FREEWAY INTO A SIX LANE FACILITY, COMPLETE WITH TRUCK CLIMBING, HIGH OCCUPANCY VEHICLE LANES AND GRADE SEPARATION FOR THE BIKE PATH. THIS PROJECT WILL BE COMPLETED IN PHASES AS FUNDING BECOMES AVAILABLE.

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS SEGMENT OF SR-56 WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL SUBAREAS OF THE FORMER NORTH CITY FUTURE URBANIZING AREA MAY BE REQUIRED TO FUND, OR AT LEAST ADVANCE, THE COST OF THIS PROJECT.

FUNDING ISSUES:

THE INDICATED ALLOCATION OF COST REPRESENTS EACH SUBAREA'S FAIR SHARE, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES. THESE ALLOCATIONS MAY BE REDUCED AS OTHER SOURCES ARE IDENTIFIED.

NOTES:

IF OUTSIDE FUNDING IS OBTAINED FOR THIS PROJECT, BLACK MOUNTAIN RANCH AND PACIFIC HIGHLANDS RANCH WILL BE REIMBURSED ON A PRIORITY BASIS UNTIL ADVANCES ARE REDUCED TO A PROPORTIONATE SHARE CALCULATED UTILIZING A TRAFFIC LINK ANALYSIS. THEREAFTER, ANY REIMBURSEMENTS WOULD BE DISTRIBUTED TO ALL SUBAREAS ON A PRORATA BASIS.

SCHEDULE:

THIS PROJECT WILL BE COMPLETED WHEN FUNDING IS AVAILABLE.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 / CAMINO DEL SUR INTERCHANGE

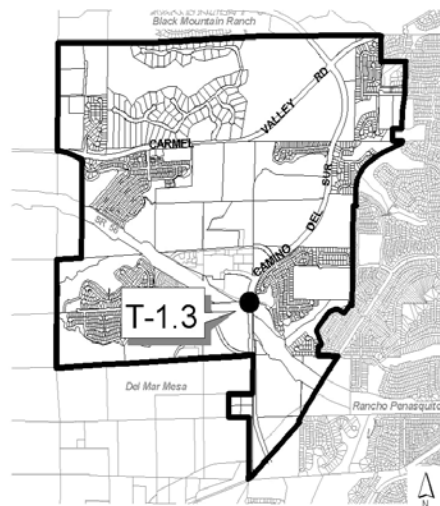
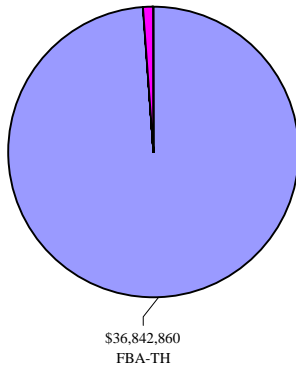
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-463.0

PROJECT: T-1.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|---------------------|--------------------|--------------------|--------------------|------------|------------|--------------------|
| FBA-TH | \$36,842,860 | \$18,211,396 | \$2,631,464 | \$5,200,000 | \$5,600,000 | | | \$5,200,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | \$457,140 | \$457,140 | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$37,300,000 | \$18,668,536 | \$2,631,464 | \$5,200,000 | \$5,600,000 | \$0 | \$0 | \$5,200,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: SR-56 / CAMINO DEL SUR INTERCHANGE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-463.0

PROJECT: T-1.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A FULL SIX-LANE GRADE SEPARATED (WITH DUAL LEFT TURN LANES) FREEWAY INTERCHANGE AT THE INTERSECTION OF CAMINO DEL SUR AND SR-56. THIS INTERCHANGE WILL BE BUILT IN TWO PHASES: PHASE I -- WESTERLY TWO-LANE EXTENSION OF SR-56 FROM THE WESTERN LIMITS OF THE CITY'S PORTION OF THE SR-56 PROJECT TO THE TWO ON/OFF RAMPS ON THE EAST SIDE OF THE INTERCHANGE, AND PHASE II -- CONSTRUCTION OF THE FREEWAY OVERCROSSING AND WESTERLY ON RAMP AND THE EASTERLY OFF RAMP TO THE FREEWAY. PHASE III -- THE NORTH TO WESTBOUND CLOVERLEAF ON-RAMP AND THE SOUTH TO EASTBOUND CLOVERLEAF ON-RAMP.

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS INTERCHANGE, THE PROJECT WILL BE FUNDED AS PART OF THE FREEWAY IMPROVEMENTS (SEE COMPANION PROJECT T-1.1).

FUNDING ISSUES:

CALTRANS HAS BEEN ASSIGNED THE RESPONSIBILITY TO CONSTRUCT THE WESTERLY EXTENSION OF THE SR-56 AND THE FREEWAY OVERCROSSING OF CAMINO DEL SUR. NEW DEVELOPMENT IS RESPONSIBLE FOR FUNDING THE FREEWAY RAMPS, ACQUISITION OF THE RIGHT-OF-WAY FOR THE INTERCHANGE, AND MITIGATION COSTS FOR THE INTERCHANGE.

NOTES:

PHASE 1 IS BEING FUNDED BY DIRECT CONTRIBUTIONS BY DEVELOPERS INTO A SEPARATE FUND. THESE DEVELOPERS ARE RECEIVING CREDITS FOR THESE CASH CONTRIBUTIONS AGAINST THEIR FBA OBLIGATIONS IN LIEU OF PAYING FBA.

SCHEDULE:

COMPLETION IS SCHEDULED IN FY 2007.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Two Lanes, Northerly of SR-56)

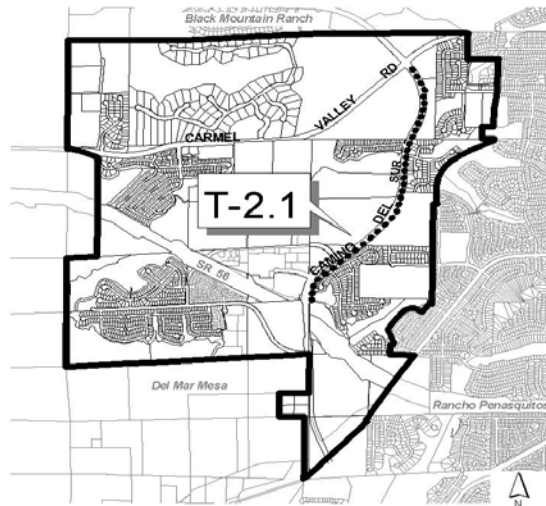
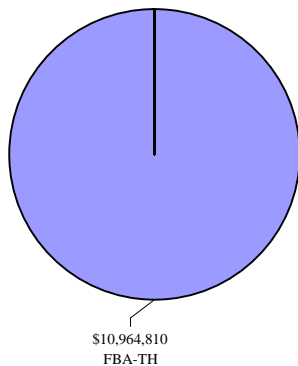
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-725.0

PROJECT: T-2.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|---------------------|-------------|--------------|------------|------------|------------|--------------|
| FBA-TH | \$10,964,810 | \$5,815,000 | | \$1,500,000 | | | | \$3,649,810 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$5,149,810 | | -\$1,500,000 | | | | -\$3,649,810 |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$10,964,810 | \$10,964,810 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (Two Lanes, Northerly of SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-725.0

PROJECT: T-2.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL VALLEY ROAD AS A TWO-LANE INTERIM ROADWAY (40' PAVED WIDTH) WITHIN THE RIGHT-OF-WAY FOR A FUTURE SIX-LANE FACILITY. ADDITIONAL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE INTERCHANGE. (SEE COMPANION PROJECT T-2.2)

JUSTIFICATION:

FUNDING ISSUES:

THE COST FOR THIS ROADWAY WILL BE FUNDED BY DEVELOPMENT WITHIN TORREY HIGHLANDS.

NOTES:

SCHEDULE:

PROJECT IS REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT WITHIN TORREY HIGHLANDS. REIMBURSEMENT TO DEVELOPERS WHO CONSTRUCT IT WILL OCCUR AS THE RATE OF DEVELOPMENT WILL PERMIT.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

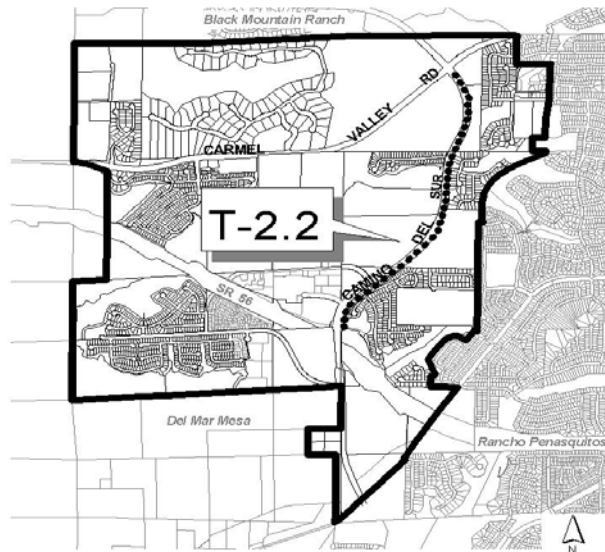
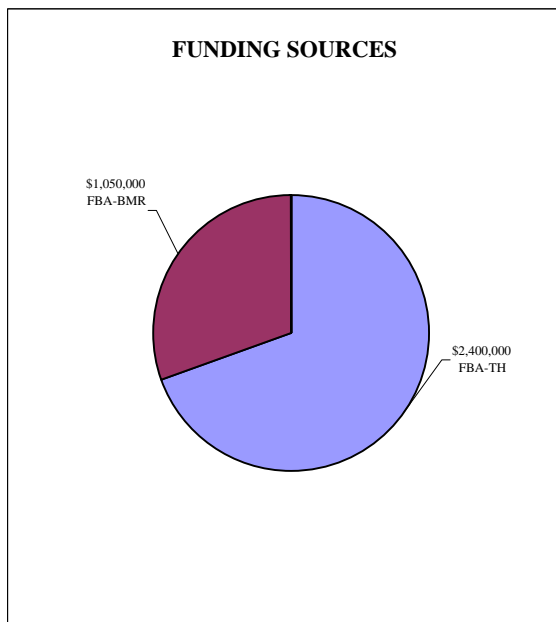
TITLE: CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-725.0

PROJECT: T-2.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|------------|------------|------------|------------|------------|
| FBA-TH | \$2,400,000 | \$2,195,124 | | \$204,876 | | | | |
| FBA-BMR | \$1,050,000 | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$204,876 | | -\$204,876 | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$3,450,000 | \$2,400,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|--------------------|------------|------------|------------|
| FBA-TH | | | | | \$1,050,000 | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$1,050,000 | \$0 | \$0 | \$0 |



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-725.0

PROJECT: T-2.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT ADDITIONAL TRAVEL LANES FOR CAMINO DEL SUR, COMPLETE WITH MEDIAN IMPROVEMENTS, WITHIN A SIX-LANE RIGHT-OF-WAY. (SEE PROJECT T-2.1)

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

THIS PROJECT ADDRESSES THE INCREMENTAL WIDENING OF THIS 6-LANE MAJOR ROADWAY. THE FIRST PHASE, COMMENSURATE WITH PHASE THREE OF THE TRANSPORTATION PHASING PLAN, WILL COVER THE ADDITION OF TWO TRAVEL LANES. AS PART OF THIS INITIAL PHASE, A TOTAL OF SIX TRAVEL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE CAMINO DEL SUR INTERCHANGE. THE SECOND PHASE WILL COMPLETE THE SIX LANE FACILITY, WHICH MAY NOT BE REQUIRED UNTIL BUILD-OUT.

SCHEDULE:

PHASE I WAS COMPLETED IN FY 2003. PHASE II IS SCHEDULED FOR FY 2012.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: PARK-N-RIDE

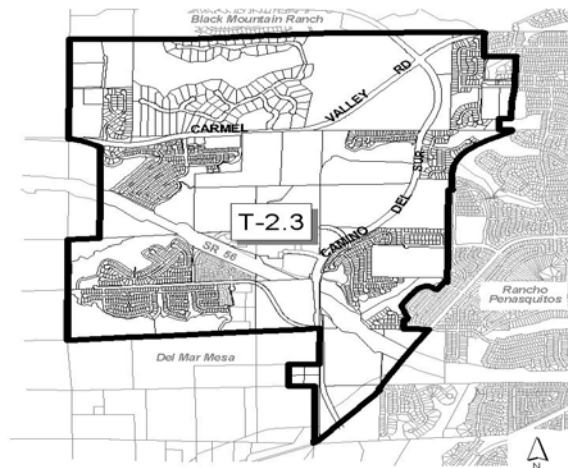
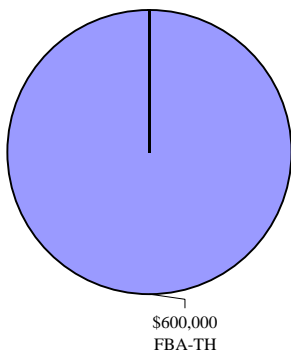
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-2.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|------------------|-------------|-------------|---------|---------|---------|---------|-----------|
| FBA-TH | \$600,000 | | | | | | | \$600,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$600,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PARK-N-RIDE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-2.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A ONE-ACRE PARK AND RIDE
FACILITY TO ACCOMMODATE 100 CARS NEAR THE CAMINO DEL SUR/SR-56 INTERCHANGE.

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Two-Lanes, Carmel Valley Road to San Dieguito Road)

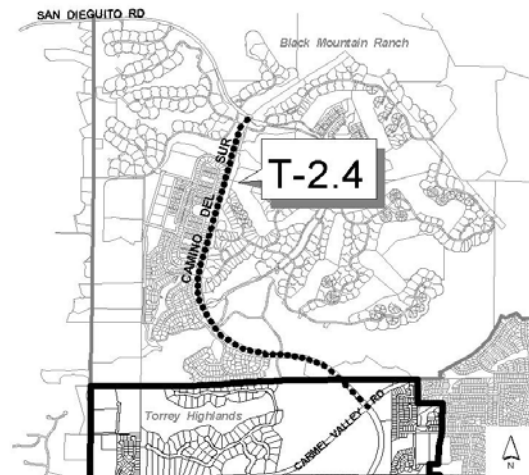
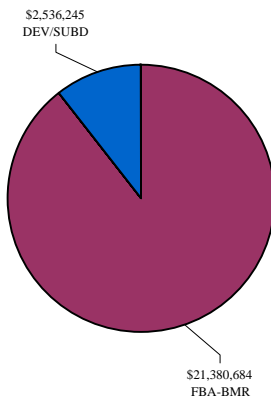
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-2.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|-------------|-----------------------------|--------------------|------------|------------|------------|------------|
| FBA-TH | \$21,380,684 | | \$6,000,000 | \$15,130,684 | \$250,000 | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | \$2,536,245 | | \$11,007,663 \$2,536,245 | -\$10,757,663 | -\$250,000 | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$23,916,929 | \$0 | \$19,543,908 | \$4,373,021 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Two-Lanes, Carmel Valley Road to San Dieguito Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

| | |
|-------------------|--------------|
| PROJECT: | T-2.4 |
| COUNCIL DISTRICT: | 1 |
| COMMUNITY PLAN: | TH |

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO DEL SUR FROM THE INTERSECTION OF CARMEL VALLEY ROAD NORTHERLY TO SAN DIEGUITO ROAD IN THE COMMUNITY OF BLACK MOUNTAIN RANCH AS A 2-LANE INTERIM FACILITY.

JUSTIFICATION:

FUNDING ISSUES:

THIS PROJECT WILL BE ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS FULFILLMENT OF TENTATIVE MAP CONDITIONS FOR THEIR RESPECTIVE PROJECTS. REIMBURSEMENT FROM TORREY HIGHLANDS (APPROXIMATELY 17%) WILL BE IN THE FORM OF CREDIT FOR OTHER PUBLIC FACILITIES PROJECTS IN THE FBA.

NOTES:

THE FUTURE WIDENING OF THIS REACH OF CAMINO DEL SUR IS THE OBLIGATION OF THE BLACK MOUNTAIN RANCH FBA.

SCHEDULE:

CONSTRUCTION IS SCHEDULED FOR COMPLETION IN FY 2003. REIMBURSEMENT TO DEVELOPER IN FY 2003/2005.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to
1,600 Feet North of Park Village Road**

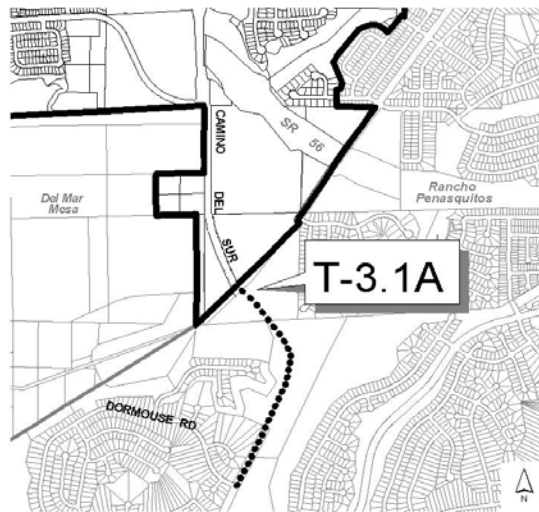
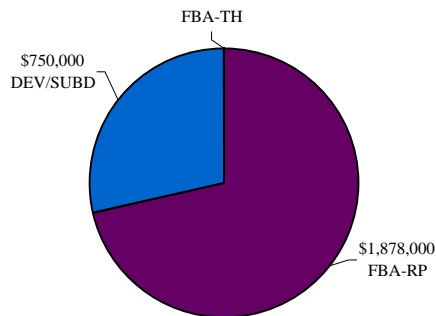
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-653.0

PROJECT: T-3.1A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|--------------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | \$1,878,000 | | \$1,878,000 | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | \$750,000 | | \$750,000 | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,628,000 | \$0 | \$2,628,000 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: MARK KOLL

TELEPHONE: (619) 533-3669

EMAIL: mkoll@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to
1,600 Feet North of Park Village Road**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-653.0

PROJECT: T-3.1A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN CARMEL MOUNTAIN ROAD AND THE EXISTING NORTHERLY TERMINUS IN RANCHO PENASQUITOS (NORTH OF DORMOUSE) AS A 2-LANE INTERIM ROADWAY WITHIN THE RIGHT-OF-WAY FOR A FUTURE FOUR LANE FACILITY. (SEE COMPANION PROJECT T-3.2A AND RANCHO PENASQUITOS PFFP PROJECT NO. 29-4B)

JUSTIFICATION:

FUNDING ISSUES:

THE PROJECT WILL BE FUNDED BY THE RANCHO PENASQUITOS FBA. HOWEVER, SHOULD THERE BE A SHORTFALL IN THE FUNDING OF THIS FACILITY, WESTERN PACIFIC HOUSING WILL VOLUNTARILY FUND TWO (2) LANES OF SURFACE IMPROVEMENTS, INCLUDING STREET LIGHTS. THIS COMMITMENT WAS MADE BY WESTERN PACIFIC AND ACCEPTED BY THE CITY COUNCIL AT ITS HEARING OF 12/7/99, DOCKET ITEM 336. THE AMOUNT INDICATED IS AN ESIMATE OF WHAT CONTRIBUTION MAY BE REQUIRED

NOTES:

SCHEDULE:

DESIGN BEGAN IN FY 2000. PROJECT IS REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT IN TORREY HIGHLANDS. REIMBURSEMENT TO DEVELOPERS WILL OCCUR AS THE RATE OF DEVELOPMENT PERMITS.

CONTACT: MARK KOLL

TELEPHONE: (619) 533-3669

EMAIL: mkoll@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Two Lanes, SR56 to Carmel Mountain Road)

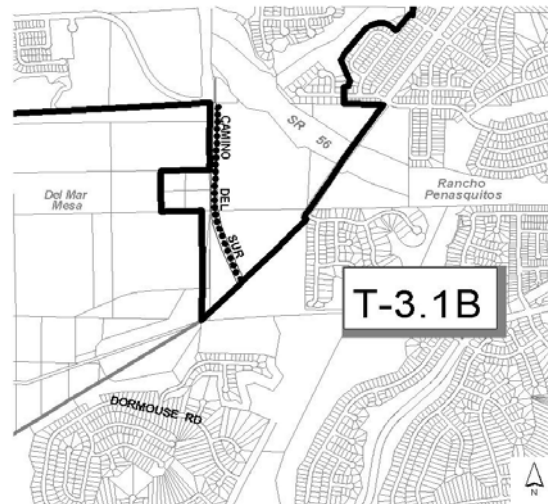
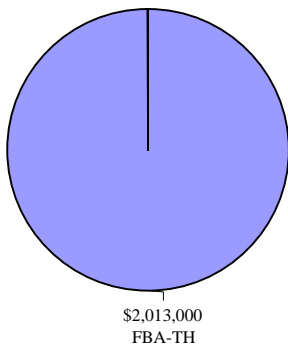
DEPARTMENT: TRANSPORTATION
CIP: N/A

PROJECT: T-3.1B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|----------|---------|---------|-------------|
| FBA-TH | \$2,013,000 | | | | \$35,000 | | | \$1,978,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,013,000 | \$0 | \$0 | \$0 | \$35,000 | \$0 | \$0 | \$1,978,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (Two Lanes, SR56 to Carmel Mountain Road)

DEPARTMENT: TRANSPORTATION
CIP: N/A

PROJECT: T-3.1B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL MOUNTAIN ROAD AS AN INTERIM 2-LANE ROADWAY WITHIN THE RIGHT-OF-WAY FOR A FUTURE FOUR LANE FACILITY (SEE COMPANION PROJECT T-3.2B)

JUSTIFICATION:

FUNDING ISSUES:

IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED BY DEVELOPERS FOR REIMBURSEMENT BY THE TORREY HIGHLANDS FBA.

NOTES:

SCHEDULE:

INITIAL ENGINEERING HAS BEEN PERFORMED BY WESTERN PACIFIC HOUSING FOR REIMBURSEMENT IN FY 2004. REIMBURSEMENT FOR CONSTRUCTION IS ANTICIPATED TO OCCUR IN FY 2008.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)

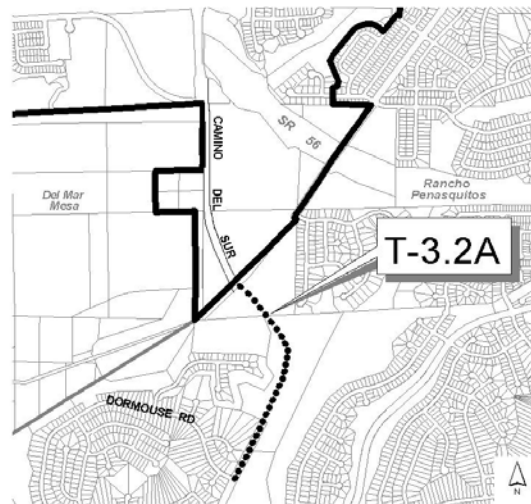
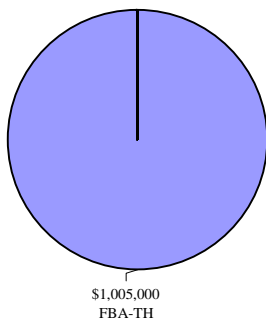
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-653.0

PROJECT: T-3.2A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$1,005,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$1,005,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|-------------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | \$1,005,000 | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$1,005,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: MARK KOLL

TELEPHONE: (619) 533-3669

EMAIL: mkoll@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to
1,600 Feet North of Park Village Road**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-653.0

PROJECT: T-3.2A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

WIDEN CAMINO DEL SUR WITH TWO ADDITIONAL TRAVEL LANES FROM CARMEL
MOUNTAIN ROAD SOUTHERLY TO DORMOUSE ROAD IN RANCHO PENASQUITOS.

JUSTIFICATION:

FUNDING ISSUES:

THE TORREY HIGHLANDS FBA WILL PROVIDE THE FUNDING FOR THE SECOND PHASE OF
THIS PROJECT (SEE COMPANION PROJECT T-3.1A).

NOTES:

SCHEDULE:

FINAL COMPLETION IS SCHEDULED FOR FY 2010.

CONTACT: MARK KOLL

TELEPHONE: (619) 533-3669

EMAIL: mkoll@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road)

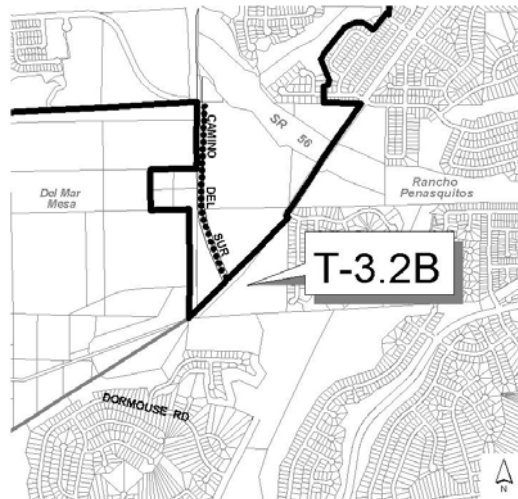
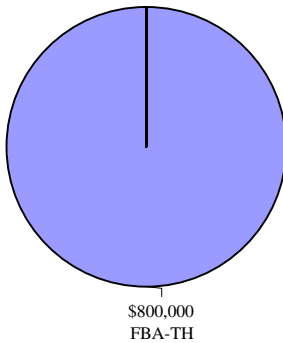
DEPARTMENT: TRANSPORTATION
CIP: N/A

PROJECT: T-3.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|------------------|-------------|-------------|---------|---------|---------|---------|-----------|
| FBA-TH | \$800,000 | | | | | | | \$800,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$800,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$800,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road)

DEPARTMENT: TRANSPORTATION
CIP: N/A

PROJECT: T-3.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

WIDEN CAMINO DEL SUR WITH TWO ADDITIONAL TRAVEL LANES FROM SR-56 TO CARMEL MOUNTAIN ROAD. A TOTAL OF SIX LANES WILL BE REQUIRED FROM THE FREEWAY OFFRAMPS TO STREET A.

JUSTIFICATION:

FUNDING ISSUES:

IT IS ANTICIPATED THAT CONSTRUCTION OF THIS PROJECT WILL BE ADVANCED BY DEVELOPERS FOR SUBSEQUENT REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA.

NOTES:

SCHEDULE:

REIMBURSEMENT TO DEVELOPER IS ANTICIPATED FOR FY 2008.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

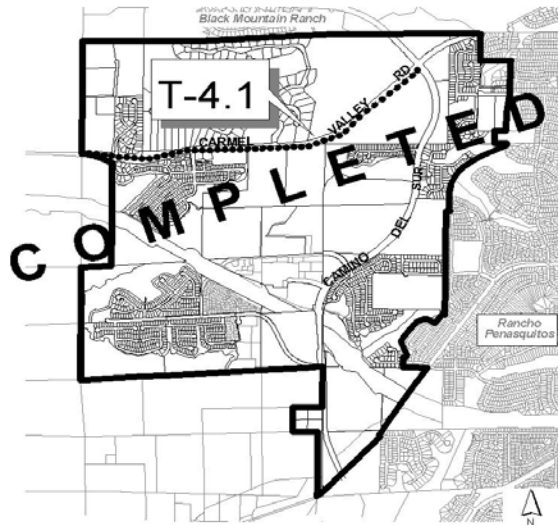
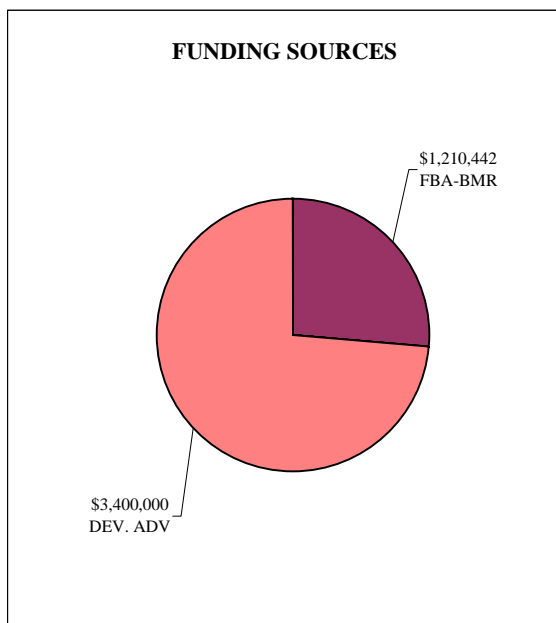
TITLE: CARMEL VALLEY ROAD (Two Lanes: Via Alburtura to Camino Del Sur)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | \$1,210,442 | \$1,210,442 | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | \$3,400,000 | \$3,400,000 | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$4,610,442 | \$4,610,442 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (Two Lanes: Via Alburtura to Camino Del Sur)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

| | |
|-------------------|--------------|
| PROJECT: | T-4.1 |
| COUNCIL DISTRICT: | 1 |
| COMMUNITY PLAN: | TH |

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE INTERSECTION OF VIA ALBERTURA TO THE INTERSECTION OF CAMINO DEL SUR AS A 2-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-4.2)

JUSTIFICATION:

FUNDING ISSUES:

PROJECT WAS ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS IN FULFILLMENT OF TENTATIVE MAP CONDITIONS. REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDIT TOWARD THE COST OF OTHER PUBLIC FACILITIES PROJECTS IN THE FBA.

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED WESTERLY OF CAMINO DEL SUR, APPROXIMATELY 77% OF THE NET TRAFFIC AT BUILDOUT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS.

SCHEDULE:

COMPLETED.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)

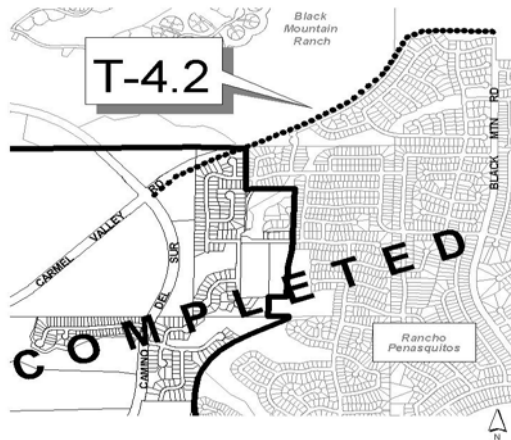
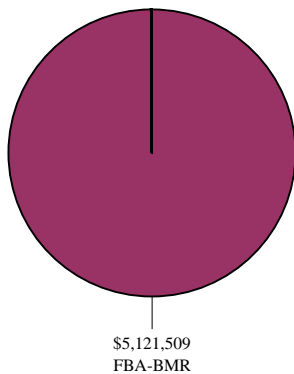
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|------------|------------|------------|------------|------------|
| FBA-TH | \$5,121,509 | \$5,121,509 | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$5,121,509 | \$5,121,509 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

| | |
|-------------------|--------------|
| PROJECT: | T-4.2 |
| COUNCIL DISTRICT: | 1 |
| COMMUNITY PLAN: | TH |

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE INTERSECTION OF CAMINO DEL SUR TO THE INTERSECTION OF BLACK MOUNTAIN ROAD IN RANCHO PENASQUITOS AS A 2-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-4.3)

JUSTIFICATION:

FUNDING ISSUES:

PROJECT WILL BE ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS FULFILLMENT OF TENTATIVE MAP CONDITIONS FOR THEIR RESPECTIVE PROJECTS. REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDITS TOWARD THE COST OF OTHER PUBLIC PROJECTS IN THE FBA.

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED EASTERLY OF CAMINO DEL SUR, APPROXIMATELY 41% OF THE NET TRAFFIC AT BUILDOUT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS.

SCHEDULE:

COMPLETED.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Via Alburtura to Camino del Sur)

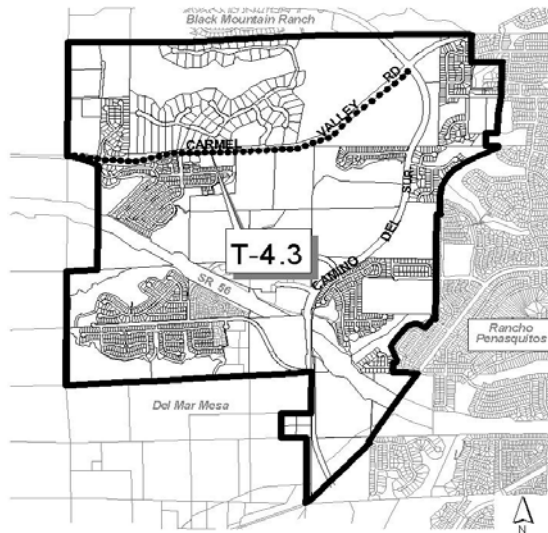
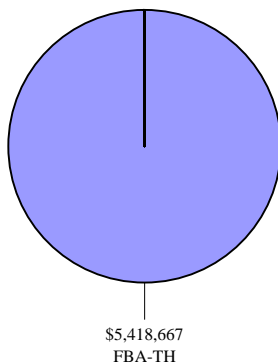
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-466.0

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|-------------|---------|---------|---------|-------------|
| FBA-TH | \$5,418,667 | | | \$2,674,667 | | | | \$2,744,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$5,418,667 | \$0 | \$0 | \$2,674,667 | \$0 | \$0 | \$0 | \$2,744,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Via Alburtura to Camino del Sur)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: 52-466.0

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES IN TWO INCREMENTS. THE FIRST INCREMENT EXTENDS FROM THE WESTERLY COMMUNITY BOUNDARY TO CAMINO DEL SUR. THE SECOND INCREMENT EXTENDS THE WIDENING EASTERLY FROM CAMINO DEL SUR TO BLACK MOUNTAIN ROAD IN RANCHO PENASQUITOS. (SEE COMPANION PROJECT T-4.4)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH ARE SHARING IN THE COST OF PROJECTS SERVING BOTH COMMUNITIES. THIS PROJECT IS AMONG THOSE TO BE FUNDED BY TORREY HIGHLANDS, WHILE OTHER PROJECTS WILL BE FUNDED BY BLACK MOUNTAIN RANCH.

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

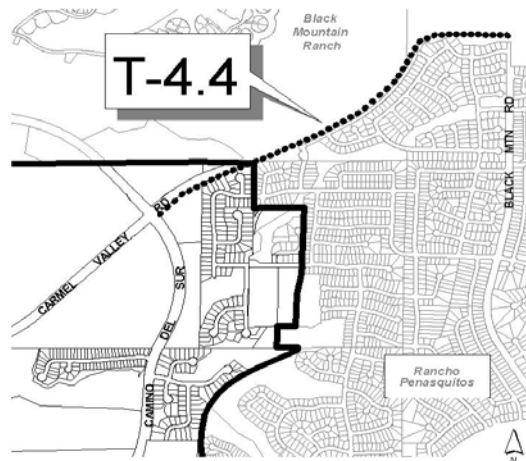
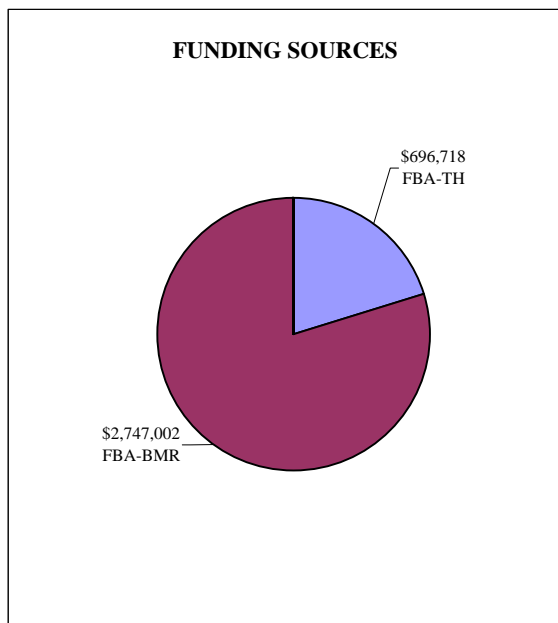
TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|-----------|
| FBA-TH | \$696,718 | | | | | | | \$122,815 |
| FBA-BMR | \$2,747,002 | | \$2,747,002 | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$3,443,720 | \$0 | \$2,747,002 | \$0 | \$0 | \$0 | \$0 | \$122,815 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | \$573,903 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$573,903 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES FOR CARMEL VALLEY ROAD. THE FIRST INCREMENT EXTENDS FROM THE WESTERLY SUBAREA BOUNDARY TO CAMINO DEL SUR. THE SECOND INCREMENT EXTENDS EASTERLY FROM CAMINO DEL SUR TO BLACK MOUNTAIN ROAD IN RANCHO PENASQUITOS.

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2009.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)

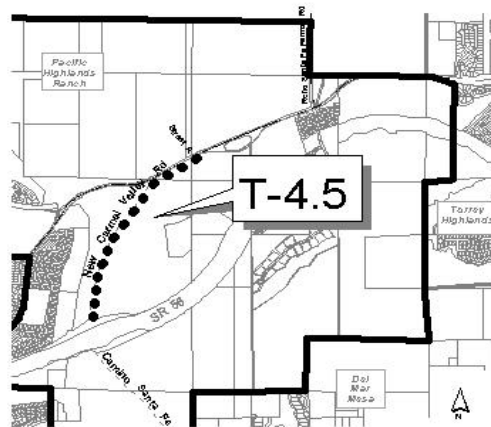
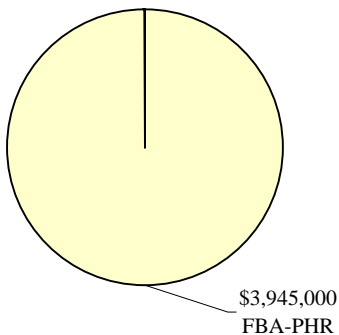
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|-------------|--------------|--------------|---------|---------|
| FBA-TH | \$3,945,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | \$992,000 | \$1,700,000 | \$1,253,000 | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | \$2,953,000 | -\$1,700,000 | -\$1,253,000 | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$3,945,000 | \$0 | \$0 | \$3,945,000 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: ENG. & CAPITAL PROJECTS

TELEPHONE: (619) 533-3173

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE CAMINO SANTA FE INTERCHANGE TO STREET "A" AS A SIX LANE FACILITY WITHIN A 146 FOOT RIGHT-OF-WAY TRANSITIONING TO A FOUR LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY (4,000 LF). THE EXPANDED RIGHT-OF-WAY WILL PERMIT WIDENING OF UP TO 24 ADDITIONAL FEET FOR A FUTURE TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

JUSTIFICATION:

DUE TO ANTICIPATED TRAFFIC VOLUMES ON CARMEL VALLEY ROAD, THE REACH BETWEEN SR-56 AND DEL MAR HEIGHTS ROAD WILL BE CONSTRUCTED AS A SIX-LANE FACILITY.

FUNDING ISSUES:

DEVELOPER (PARDEE) WILL ADVANCE FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2005.

CONTACT: ENG. & CAPITAL PROJECTS

TELEPHONE: (619) 533-3173

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

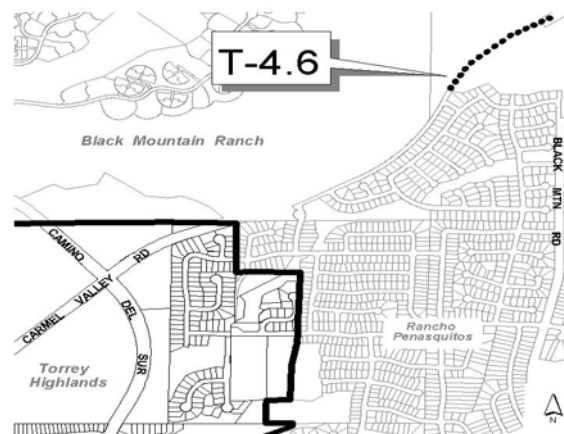
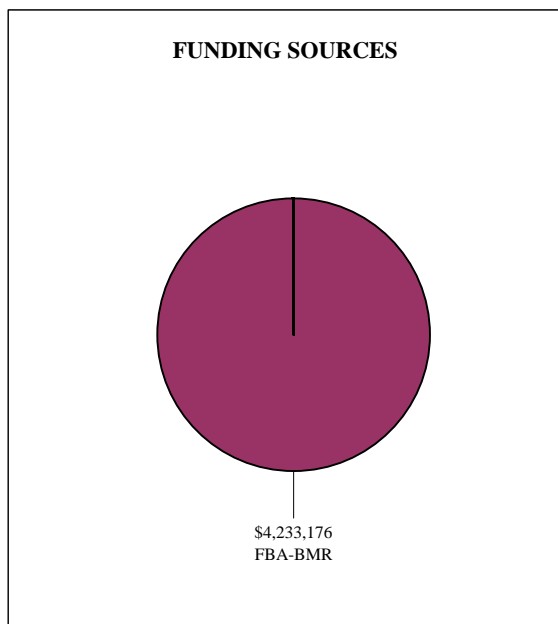
TITLE: CARMEL VALLEY RD - Easterly Extension

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$4,233,176 | | \$4,233,176 | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$4,233,176 | \$0 | \$4,233,176 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY RD - Easterly Extension

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-4.6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT A TWO-LANE LOCAL ROADWAY EASTERLY OF BLACK MOUNTAIN ROAD TO PROVIDE ACCESS TO THE COMMUNITY PARK AND THE WATER RESERVOIR LOCATED IN BLACK MOUNTAIN RANCH.

JUSTIFICATION:

THIS PROJECT IS THE FINANCIAL RESPONSIBILITY OF BLACK MOUNTAIN RANCH, PHASE I, AND WILL BE CONSTRUCTED TO PROVIDE ACCESS TO THE COMMUNITY PARK AND TO PROPERTIES LOCATED WITHIN BLACK MOUNTAIN RANCH EASTERLY OF BLACK MOUNTAIN ROAD.

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2003.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD OVERCROSSING - Two Additional Lanes

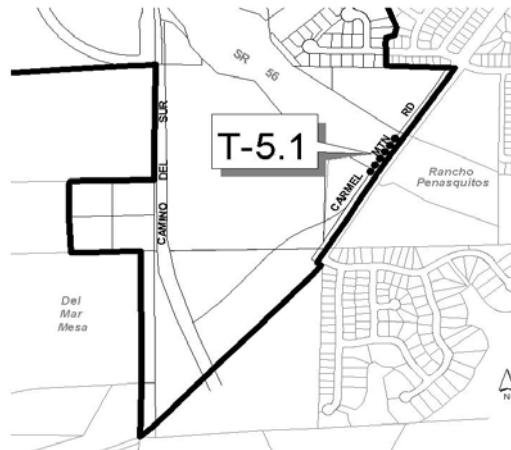
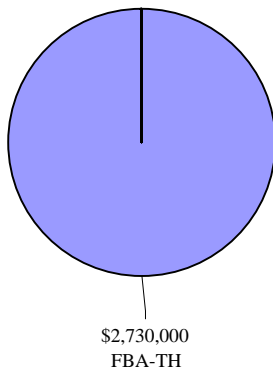
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|-------------|
| FBA-TH | \$2,730,000 | | | | | | | \$2,730,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,730,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,730,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD OVERCROSSING - Two Additional Lanes

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 4-LANE OVERCROSSING OF CARMEL MOUNTAIN ROAD OVER SR-56. THE FIRST PHASE WILL BE A TWO-LANE BRIDGE PROVIDING DEVELOPMENT SOUTH OF SR-56 WITH BOTH INDIRECT ACCESS TO SR-56 AND DIRECT ACCESS TO THE COMMERCIAL AND EMPLOYMENT CENTER SITES IN TORREY HIGHLANDS. THE SECOND PHASE, WIDENING TO A 4-LANE BRIDGE, WILL OCCUR WHEN TRAFFIC FROM OUTSIDE THE COMMUNITY CREATES ADDITIONAL CAPACITY DEMANDS ON THE BRIDGE.

JUSTIFICATION:

FUNDING ISSUES:

THE FIRST PHASE WILL BE CONSTRUCTED AS PART OF THE CONSTRUCTION OF SR-56 AS A FOUR-LANE FREEWAY (PROJECT T-1.1). THE SECOND PHASE SHALL BE THE RESPONSIBILITY OF THE FBA WHEN TRAFFIC FROM OUTSIDE THE COMMUNITY CREATES ADDITIONAL DEMAND ON THE BRIDGE CAPACITY.

NOTES:

SCHEDULE:

THE TIMING FOR THE IMPROVEMENTS OF THIS INTERCHANGE SHALL BE PURSUANT TO THE TRANSPORTATION PHASING PLAN. IT IS CURRENTLY SCHEDULED FOR COMPLETION IN FY 2008.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)

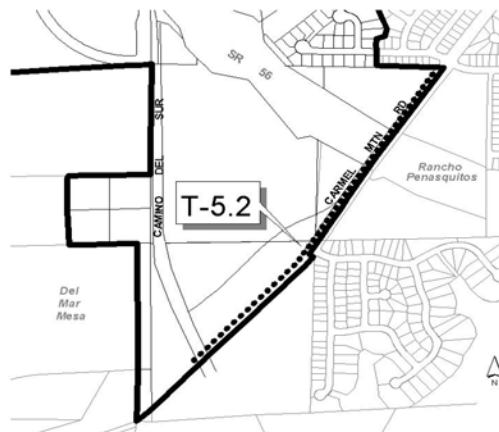
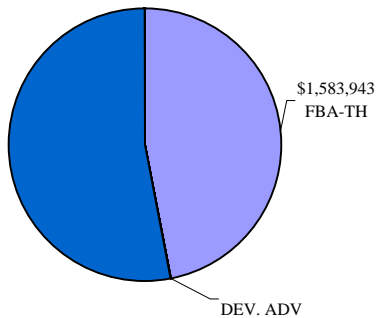
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-5.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|------------|------------|------------|------------|--------------------|
| FBA-TH | \$1,583,943 | | | | | | | \$1,583,943 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | \$1,800,000 | \$1,800,000 | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$3,383,943 | \$1,800,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,583,943 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-5.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL MOUNTAIN ROAD AS A FOUR-LANE MAJOR STREET, COMPLETE WITH MEDIAN IMPROVEMENTS FROM CAMINO DEL SUR TO THE EXISTING TERMINUS OF THIS ROADWAY IN RANCHO PENASQUITOS.

JUSTIFICATION:

FUNDING ISSUES:

THE FIRST PHASE IS A SUBDIVIDER REQUIREMENT. IF THIS FIRST PHASE IS NOT CONSTRUCTED AS A SUBDIVISION IMPROVEMENT PRIOR TO PHASE FOUR OF THE TRANSPORTATION PHASING PLAN, THEN TORREY HIGHLANDS WILL BE RESPONSIBLE FOR THIS COST.

NOTES:

PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE WILL COVER CONSTRUCTION OF THE FIRST TWO TRAVEL LANES. THE SECOND PHASE, WHICH WILL COMPLETE THE FOUR-LANE FACILITY FOR ITS ENTIRE LENGTH, WILL NOT BE REQUIRED UNTIL PHASE FIVE OF THE TRANSPORTATION PHASING PLAN.

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)

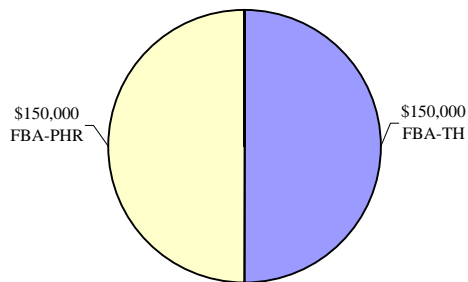
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|------------------|------------------|-------------|------------|------------|------------|------------|------------|
| FBA-TH | \$150,000 | | | | | | | \$150,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | \$150,000 | | | | \$150,000 | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$300,000 | | | -\$150,000 | | | -\$150,000 |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$300,000 | \$300,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT A DEDICATED RIGHT TURN LANE FOR THE TRAFFIC PROCEEDING WESTBOUND ON DEL MAR HEIGHTS ROAD AND TURNING NORTH ONTO INTERSTATE 5 OR FUND STUDIES TO THE SATISFACTION OF THE CITY ENGINEER.

JUSTIFICATION:

THIS PROJECT WILL HELP TO IMPROVE THE CAPACITY OF ROADWAY NETWORK THAT PROVIDES CAPACITY FOR THE DEVELOPMENT OF TORREY HIGHLANDS. THIS PROJECT WILL BE JOINTLY FUNDED WITH PACIFIC HIGHLANDS RANCH, WHICH ALSO HAS THE OBLIGATION TO CONSTRUCT THIS PROJECT.

FUNDING ISSUES:

TORREY HIGHLANDS WILL REIMBURSE DEVELOPER WHEN FUNDING BECOMES AVAILABLE UNDER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

CONSTRUCTION REQUIRED IN ADVANCE OF OR CONCURRENTLY WITH THE CONNECTION OF DEL MAR HEIGHTS ROAD AND CARMEL VALLEY ROAD IN PACIFIC HIGHLANDS RANCH. TO BE CLOSED UNTIL SR-56 IS COMPLETED.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)

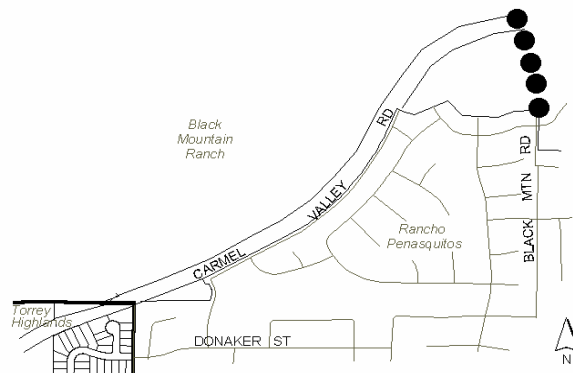
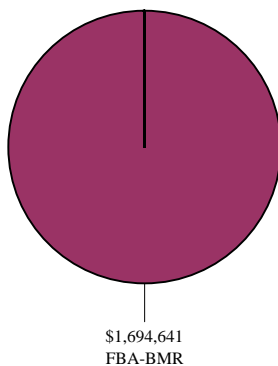
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|------------|---------|---------|---------|---------|
| FBA-TH | \$1,694,641 | | \$1,492,084 | \$202,557 | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | \$202,557 | -\$202,557 | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$1,694,641 | \$0 | \$1,694,641 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

| | |
|-------------------|------------|
| PROJECT: | T-7 |
| COUNCIL DISTRICT: | 1 |
| COMMUNITY PLAN: | TH |

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF BLACK MOUNTAIN ROAD FROM THE INTERSECTION OF CARMEL VALLEY ROAD SOUTHERLY TO THE EXISTING TERMINUS OF THIS ROADWAY IN THE COMMUNITY OF RANCHO PENASQUITOS AS A 2-LANE (OR 4-LANE) FACILITY, TO THE SATISFACTION OF THE CITY ENGINEER.

JUSTIFICATION:

FUNDING ISSUES:

THIS PROJECT WILL BE ADVANCED BY BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS TENTATIVE MAP REQUIREMENTS. REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDIT FOR OTHER PUBLIC FACILITIES PROJECTS FUNDED BY THE FBA.

NOTES:

SCHEDULE:

COMPLETED BY DEVELOPER. REIMBURSEMENT FROM BLACK MOUNTAIN RANCH FBA TO OCCUR IN FY2004.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

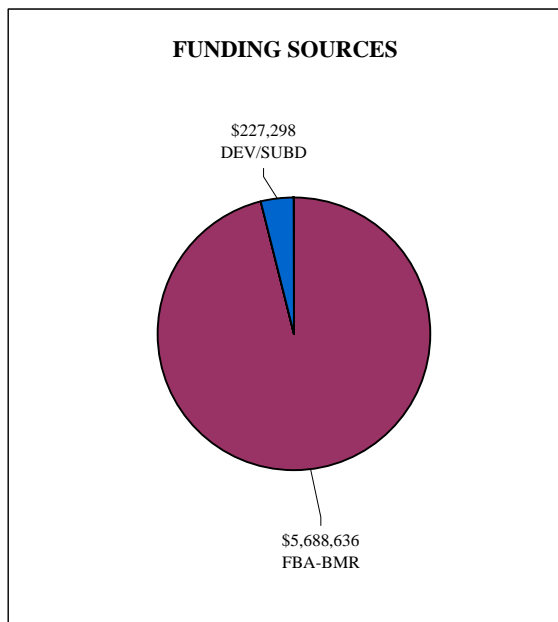
TITLE: SAN DIEGUITO ROAD (Two Lanes)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|--------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | \$5,688,636 | | | \$5,688,636 | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$5,688,636 | | -\$5,688,636 | | | | |
| DEV/SUBD | \$227,298 | \$227,298 | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$5,915,934 | \$5,915,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SAN DIEGUITO ROAD (Two Lanes)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF SAN DIEGUITO ROAD FROM THE INTERSECTION OF CAMINO DEL SUR WESTERLY TO THE EXISTING TERMINUS OF THIS ROADWAY IN THE COMMUNITY OF FAIRBANKS RANCH AS A 2-LANE FACILITY.

JUSTIFICATION:

FUNDING ISSUES:

THIS ROAD PROJECT WILL BE ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS FULFILLMENT OF TENTATIVE MAP CONDITIONS FOR THEIR RESPECTIVE PROJECTS. REIMBURSEMENT FROM DEVELOPMENT IN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDIT FOR OTHER PUBLIC FACILITIES PROJECTS FUNDED BY THE FBA.

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2004.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: STREET "B" OVERCROSSING

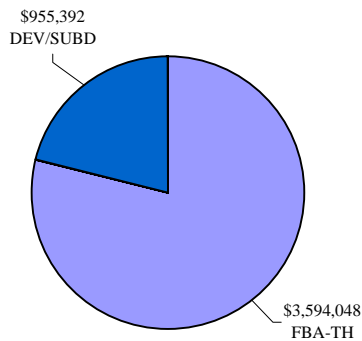
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|------------------|------------|------------|------------|------------|--------------------|
| FBA-TH | \$3,594,048 | | | | | | | \$3,594,048 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | \$955,392 | | \$882,000 | | | | | \$73,392 |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$4,549,440 | \$0 | \$882,000 | \$0 | \$0 | \$0 | \$0 | \$3,667,440 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: STREET "B" OVERCROSSING

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 2-LANE OVERCROSSING OF STREET "B" OVER SR-56. THIS PROJECT INCLUDES THE BRIDGE APPROACHES ON EACH SIDE OF THE BRIDGE, I.E. APPROXIMATELY 200 LINEAR FEET OF TWO-LANE LOCAL COLLECTOR, TOGETHER WITH ANY RIGHT-OF-WAY NOT PREVIOUSLY ACQUIRED AS PART OF THE SR-56 PROJECT.

JUSTIFICATION:

THIS TWO-LANE CONNECTION WILL PROVIDE ACCESS TO THE NEIGHBORHOOD PARK, ELEMENTARY AND HIGH SCHOOLS, AND THE LOCAL MIXED USE ZONE FOR THOSE PROPERTIES SOUTH OF SR-56 AND WILL HELP TO ALLEVIATE TRAFFIC CONGESTION AT THE CAMINO DEL SUR INTERCHANGE.

FUNDING ISSUES:

THE TORREY SANTA FE DEVELOPMENT WILL CONTRIBUTE 21% OF THE COST. THEY WILL RECEIVE A CREDIT AGAINST THEIR FBA OBLIGATION IN THE AMOUNT OF INCREMENTAL INCREASE IN THE FBA AMOUNT RESULTING FROM ADDING THIS PROJECT TO THE FBA.

NOTES:

SCHEDULE:

THIS PROJECT SHOULD BE CONSTRUCTED ON OR BEFORE THE OPENING OF THE ELEMENTARY SCHOOL AND NEIGHBORHOOD PARK NO.1

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: PEDESTRIAN BRIDGE OVER CAMINO DEL SUR

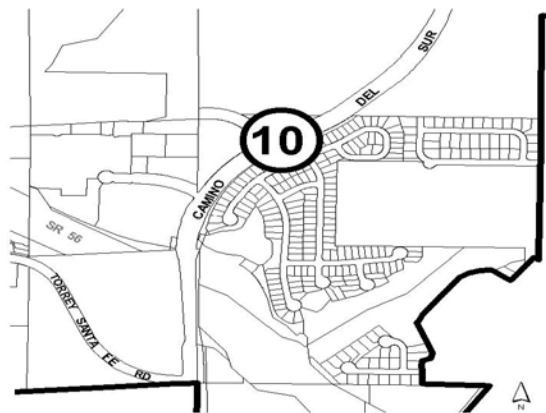
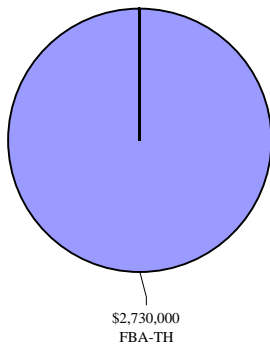
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-10
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$2,730,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,730,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|-------------|---------|---------|---------|---------|---------|---------|
| FBA-TH | | \$2,730,000 | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$2,730,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PEDESTRIAN BRIDGE OVER CAMINO DEL SUR

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-10
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT A PEDESTRIAN BRIDGE OVER CAMINO DEL SUR TO PROVIDE ACCESS TO THE HIGH SCHOOL, ELEMENTARY SCHOOL, AND NEIGHBORHOOD PARK,

JUSTIFICATION:

THIS PROJECT WILL PROVIDE SAFE ACCESS TO IMPORTANT COMMUNITY AMENITIES AND WILL HELP TO MINIMIZE TRAFFIC IMPACTS TO CAMINO DEL SUR.

FUNDING ISSUES:

NOTES:

SCHEDULE:

THIS PROJECT WILL BE CONSTRUCTED NEAR BUILD-OUT OF THE COMMUNITY WHEN THE MAXIMUM AMOUNT OF TRAFFIC ON CAMINO DEL SUR IS REALIZED.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

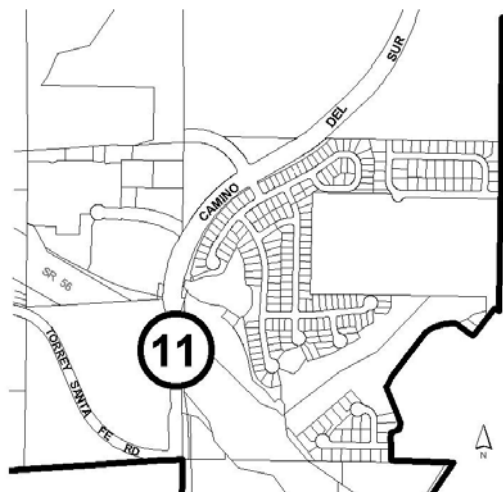
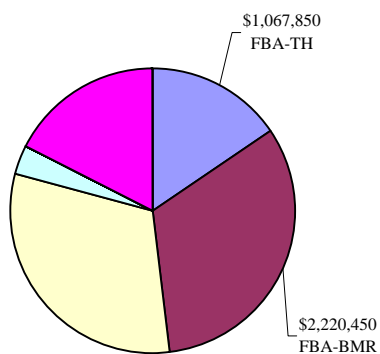
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-11
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|------------|------------|------------|--------------------|--------------------|
| FBA-TH | \$1,067,850 | | | | | | | \$1,067,850 |
| FBA-BMR | \$2,220,450 | | | | | | | \$2,220,450 |
| FBA-PHR | \$2,130,050 | | | | | | | \$555,450 |
| FBA-DMM | \$231,650 | | | | | | | \$231,650 |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | \$1,200,000 | | | | | | \$1,200,000 | |
| UNIDEN | | | | | | | | |
| TOTAL | \$6,850,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,200,000 | \$4,075,400 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|--------------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | \$1,574,600 | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$1,574,600 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP: N/A

PROJECT: T-11
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT WILL PROVIDE EITHER AT-GRADE OR GRADE-SEPARATED BICYCLE PATH INTERCHANGE FACILITIES ALONG STATE ROUTE 56. A PROJECT STUDY REPORT WILL IDENTIFY THE ACTUAL LOCATIONS AND TYPES OF FACILITIES NEEDED.

JUSTIFICATION:

BICYCLISTS AND PEDESTRIANS TRAVELING THE SR-56 BICYCLE PATH AND NEEDING TO CROSS THROUGH THE INTERCHANGE AREAS WOULD HAVE TO CONTENT WITH HIGH VOLUMES OF CONFLICTING VEHICULAR TRAFFIC. THE BICYCLE PATH FACILITIES TO BE PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT STUDY REPORT TO BE COMPLETED IN FY 2006. ENVIRONMENTAL REVIEW AND DESIGN TO BE COMPLETED IN FY 2007.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sanidiego.gov

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: NEIGHBORHOOD PARK SOUTH

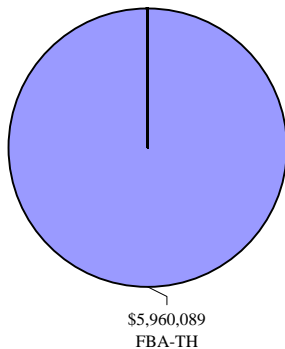
DEPARTMENT: PARK AND RECREATION
CIP: 29-547.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|--------------------|------------|------------|------------|------------|--------------------|
| FBA-TH | \$5,960,089 | | \$2,000,000 | | | | | \$2,920,089 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$5,960,089 | \$0 | \$2,000,000 | \$0 | \$0 | \$0 | \$0 | \$2,920,089 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|--------------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | \$1,040,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$1,040,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sanidiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: NEIGHBORHOOD PARK SOUTH

DEPARTMENT: PARK AND RECREATION
CIP: 29-547.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 5.0 ACRE (USABLE ACRES) NEIGHBORHOOD PARK ADJACENT TO A PROPOSED ELEMENTARY SCHOOL. PROJECT INCLUDES TRAILHEAD AND OVERLOOK, AS WELL AS HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAY(S) ADJACENT TO THE PROJECT.

JUSTIFICATION:

THE PARK IS ADJACENT TO A PROPOSED ELEMENTARY SCHOOL AND, IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, IS PROPOSED AS A MINIMUM 5 ACRE SITE. THE PARK SHALL SERVE A POPULATION OF BETWEEN 3,500 AND 5,000 PERSONS WITHIN A RADIUS OF APPROXIMATELY ONE-HALF MILE.

FUNDING ISSUES:

FUNDING FOR SITE PREPARATION AND MITIGATION IS BEING ADVANCED BY A DEVELOPER UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. REIMBURSEMENT WILL OCCUR AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS COMMUNITY.

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261)

EMAIL: dsharpe@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

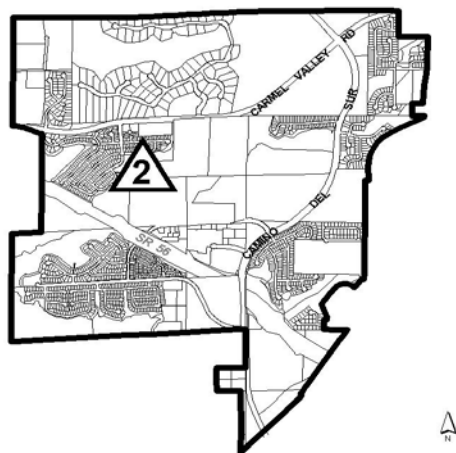
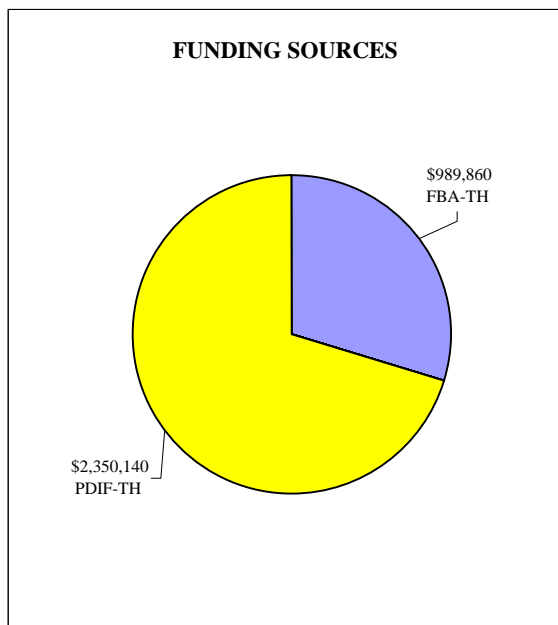
TITLE: NEIGHBORHOOD PARK NORTH

DEPARTMENT: PARK AND RECREATION
CIP: 29-546.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-----------------|------------------|--------------------|------------|------------|------------|
| FBA-TH | \$989,860 | | | | \$989,860 | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| PDIF-TH | \$2,350,140 | \$1,716,776 | \$83,224 | \$500,000 | \$50,140 | | | |
| TOTAL | \$3,340,000 | \$1,716,776 | \$83,224 | \$500,000 | \$1,040,000 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NEIGHBORHOOD PARK NORTH

DEPARTMENT: PARK AND RECREATION
CIP: 29-546.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 5.0 USEABLE ACRE NEIGHBORHOOD PARK LOCATED IN THE NORTHERN PORTION OF TORREY HIGHLANDS. THIS PROJECT INCLUDES THE COST OF HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAY(S) ADJACENT TO THE PROJECT.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, A FULL-SIZE NEIGHBORHOOD PARK SHALL SERVE A POPULATION OF 5,000 PERSONS AND BE APPROXIMATELY 10 ACRES IN SIZE. THE ANTICIPATED POPULATION OF TORREY HIGHLANDS IS 7,000 PEOPLE. THIS SECOND PARK SITE WILL MEET THE GENERAL PLAN GUIDELINES TO PROVIDE PARK FACILITIES FOR THE 2,000 PEOPLE NOT SERVED BY NEIGHBORHOOD PARK #1. (SEE PROJECT P-1)

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IN FY 2005.

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK (Black Mountain Ranch)

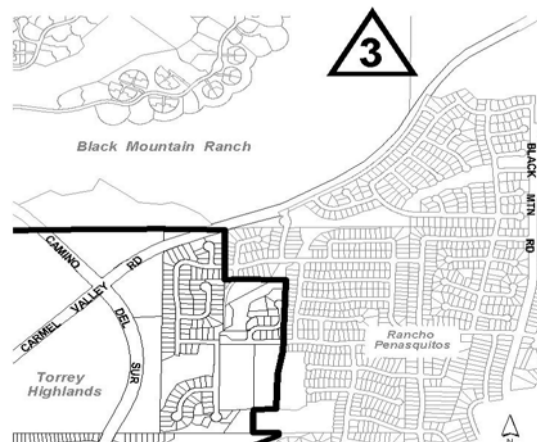
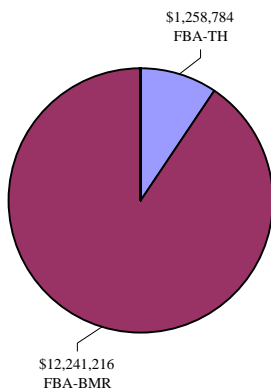
DEPARTMENT: PARK AND RECREATION
CIP: N/A

PROJECT: P-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|-------------|--------------------|--------------|--------------------|------------|--------------------|------------|
| FBA-TH | \$1,258,784 | | | \$1,000,000 | \$258,784 | | | |
| FBA-BMR | \$12,241,216 | | \$1,200,000 | \$1,000,000 | \$551,441 | | \$9,489,775 | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | \$4,500,000 | -\$2,000,000 | -\$810,225 | | -\$1,689,775 | |
| DEV/SUBD | | | \$1,000,000 | | \$1,000,000 | | -\$2,000,000 | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$13,500,000 | \$0 | \$6,700,000 | \$0 | \$1,000,000 | \$0 | \$5,800,000 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK (Black Mountain Ranch)

DEPARTMENT: PARK AND RECREATION
CIP: 29-427.0

PROJECT: P-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

ACQUISITION AND ULTIMATE DEVELOPMENT OF A 30 USEABLE ACRE COMMUNITY PARK LOCATED IN BLACK MOUNTAIN RANCH. THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. THE FIRST PHASE SHALL PROVIDE TURF IMPROVEMENTS FOR EARLY UTILIZATION OF THE PARK SITE. FULL BUILD-OUT OF THE COMMUNITY (FUTURE PHASE 2) SHALL OCCUR ONLY WHEN THE POPULATION OF THE FORMER NORTH CITY FUTURE URBANIZING AREA REACHES 18,000-25,000 PEOPLE.

JUSTIFICATION:

THE CITY'S GENERAL PLAN CALLS FOR THE CONSTRUCTION OF A 20 ACRE COMMUNITY PARK TO SERVE A POPULATION OF 18,000 TO 25,000 PERSONS. BLACK MOUNTAIN RANCH HAS AVAILABLE A PARK SITE THAT EXCEEDS THE GENERAL PLAN GUIDELINES WHICH PROVIDES A GREATER OPPORTUNITY TO PROVIDE COMMUNITY PARK FACILITIES FOR THE DEVELOPMENT EXPECTED IN THE FORMER NORTH CITY FUTURE URBANIZING AREA.

FUNDING ISSUES:

LAND IS BEING PROVIDED IN ADVANCE BY BLACK MOUNTAIN RANCH DEVELOPERS. TORREY HIGHLANDS WILL PROVIDE ITS PRORATA SHARE OF THE COST, WITH THE BALANCE COMING FROM BLACK MOUNTAIN RANCH.

NOTES:

SCHEDULE:

PHASE 1 WILL OCCUR WHEN BLACK MOUNTAIN RANCH REACHES APPROXIMATELY 500 BUILDING PERMITS. PHASE 2 IS PROJECTED FOR FY 2007.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

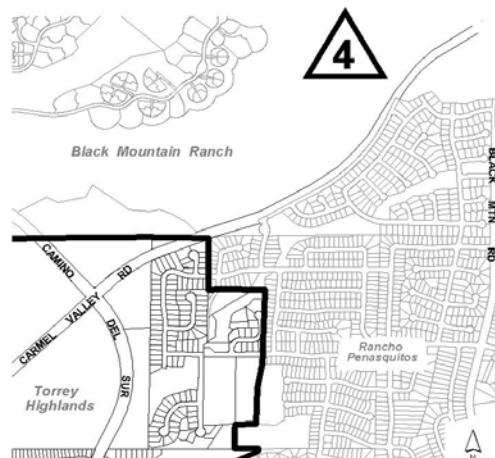
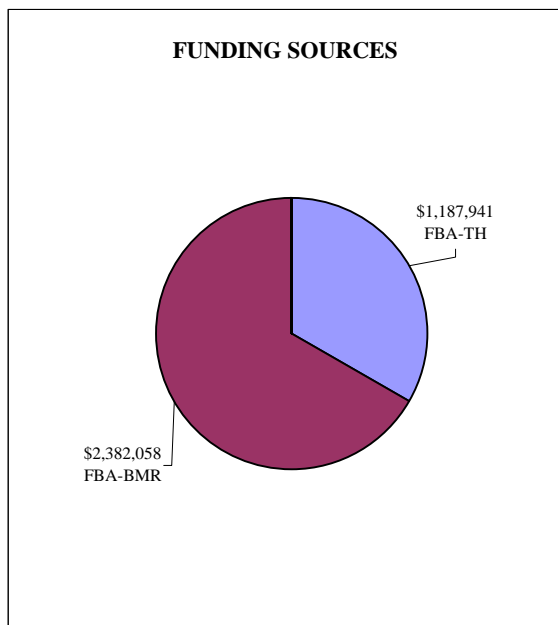
TITLE: COMMUNITY PARK-RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP: N/A

PROJECT: P-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$1,187,941 | | | | | | | |
| FBA-BMR | \$2,382,058 | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$3,569,999 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|-------------|---------|---------|---------|---------|-----------|-------------|
| FBA-TH | | \$1,187,941 | | | | | | |
| FBA-BMR | | | | | | | \$315,000 | \$2,067,058 |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$1,187,941 | \$0 | \$0 | \$0 | \$0 | \$315,000 | \$2,067,058 |



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK-RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP: N/A

PROJECT: P-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 17,000 S.F. RECREATION BUILDING AND COMFORT STATION TO BE LOCATED AT THE COMMUNITY PARK SITE IN BLACK MOUNTAIN RANCH.
(SEE PROJECT P-3)

JUSTIFICATION:

GENERAL PLAN GUIDELINES INDICATE THAT A RECREATION BUILDING SHOULD BE PROVIDED WHEN THE POPULATION REACHES 25,000 PEOPLE WITHIN A RADIUS OF 1.5 MILES.

FUNDING ISSUES:

THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' SHARE, WITH THE BALANCE COMING FROM A PORTION OF THE SPECIAL PARK FEES BEING COLLECTED IN BLACK MOUNTAIN RANCH AND FROM OTHER DEVELOPMENT IN THE FORMER NORTH CITY FUTURE URBANIZING AREA.

NOTES:

SCHEDULE:

THIS PROJECT IS SCHEDULED AFTER COMMUNITY BUILDOUT OF BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH IN FY 2015.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK-SWIMMING POOL

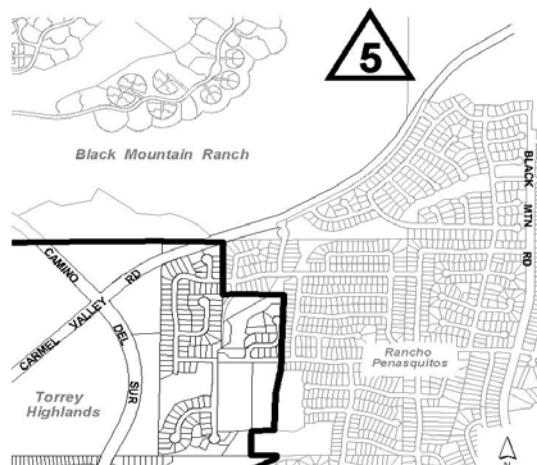
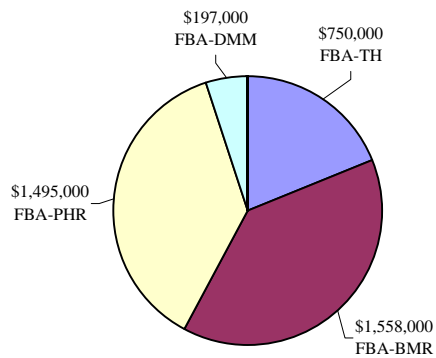
DEPARTMENT: PARK AND RECREATION
CIP: N/A

PROJECT: P-5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$750,000 | | | | | | | |
| FBA-BMR | \$1,558,000 | | | | | | | |
| FBA-PHR | \$1,495,000 | | | | | | | |
| FBA-DMM | \$197,000 | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$4,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|---------|---------|-----------|---------|-------------|---------|---------|---------|
| FBA-TH | | | \$750,000 | | | | | |
| FBA-BMR | | | | | \$1,558,000 | | | |
| FBA-PHR | | | | | \$1,495,000 | | | |
| FBA-DMM | | | \$197,000 | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$947,000 | \$0 | \$3,053,000 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK-SWIMMING POOL

DEPARTMENT: PARK AND RECREATION
CIP: N/A

PROJECT: P-5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A COMMUNITY SWIMMING POOL TO BE LOCATED AT ONE OF THE COMMUNITY PARK SITES IN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA). AT THE PRESENT TIME, IT IS ANTICIPATED THAT THE POOL WILL BE LOCATED IN BLACK MOUNTAIN RANCH.

JUSTIFICATION:

GENERAL PLAN GUIDELINES INDICATE THAT A COMMUNITY SWIMMING POOL SHOULD BE PROVIDED WHEN THE SERVICE POPULATION REACHES 50,000 PEOPLE WITHIN A RADIUS OF 1.5 TO 2 MILES. THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' INCREMENTAL SHARE OF THE FUNDING FOR THIS FACILITY WITH THE BALANCE OF FUNDING COMING FROM THE OTHER COMMUNITIES OF THE FORMER NORTH CITY FUTURE URBANIZING AREA.

FUNDING ISSUES:

FUNDING CONTRIBUTIONS FOR TORREY HIGHLANDS, PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, AND DEL MAR MESA ARE BASED ON POPULATION.

NOTES:

SCHEDULE:

COMPLETION IN FY 2013

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BICYCLE/PEDESTRIAN /EQUESTRIAN TRAIL SYSTEM

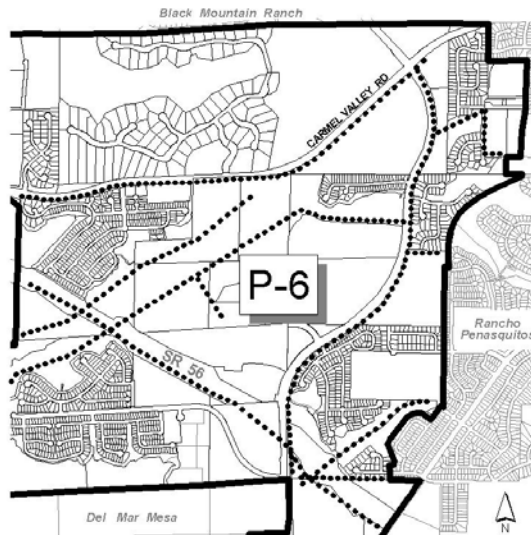
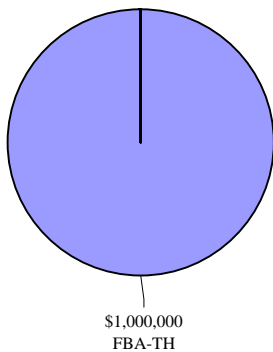
DEPARTMENT: PARK AND RECREATION
CIP: 29-548.0

PROJECT: P-6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|------------------|-------------|------------|------------|------------|------------|------------------|
| FBA-TH | \$1,000,000 | \$600,000 | | | | | | \$200,000 |
| FBA-SH | | | | | | | | |
| FBA-CV (N) | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-CV (S) | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$1,000,000 | \$600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200,000 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | \$200,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-TH | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: BICYCLE/PEDESTRIAN /EQUESTRIAN TRAIL SYSTEM

DEPARTMENT: PARK AND RECREATION
CIP: 29-548.0

PROJECT: P-6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF APPROXIMATELY 35,000 LINEAL FEET (6.5 MILES) OF HIKING AND RIDING TRAILS TO BE LOCATED THROUGHOUT THE COMMUNITY IN ACCORDANCE WITH THE TORREY HIGHLANDS SUBAREA PLAN. THE SYSTEM WILL CONSIST OF A NETWORK OF PAVED (8,000 LF), IMPROVED MULTI-PURPOSE (13,000 LF) AND UNPAVED (14,000 LF) TRAILS, TOGETHER WITH A FOOTBRIDGE IN THE BOTTOM OF MCGONIGLE CANYON.

JUSTIFICATION:

THE SYSTEM OF TRAILS HAS BEEN INCORPORATED AS A CRITICAL COMPONENT OF THE TORREY HIGHLANDS SUBAREA PLAN.

FUNDING ISSUES:

NOTES:

THE TRAILS SYSTEM WILL PROVIDE ACCESS INTO THE MULTIPLE SPECIES CONSERVATION PROGRAM PRESERVE AREA OF MCGONIGLE CANYON, WILL PROVIDE PATHWAYS ALONG THE CAMINO DEL SUR AND CARMEL VALLEY ROAD ALIGNMENTS, AND WILL PROVIDE ACCESS INTO THE RANCHO PENASQUITOS COMMUNITY.

SCHEDULE:

FUNDING HAS BEEN PHASED TO COINCIDE WITH THE ACQUISITION AND DEVELOPMENT OF THE RIGHT-OF-WAY AND OPEN SPACE PARCELS IN WHICH THE TRAILS WILL BE LOCATED. THE SYSTEM WILL BE COMPLETED PRIOR TO COMMUNITY BUILD-OUT.

CONTACT:

TELEPHONE:

EMAIL:

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION (Located in Black Mountain Ranch)

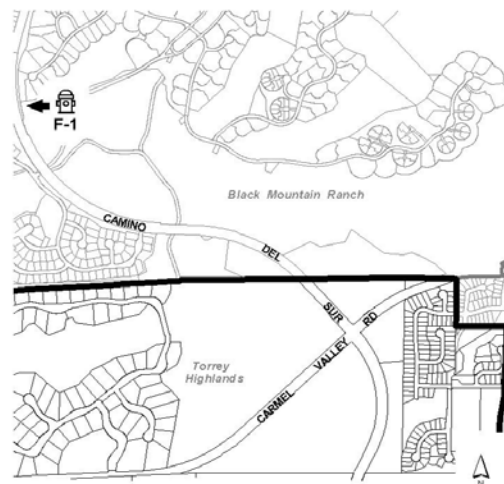
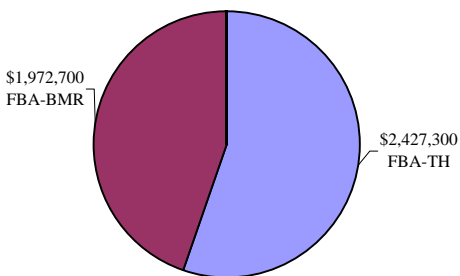
DEPARTMENT: FIRE
CIP: 33-099.0

PROJECT: F-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|--------------|------------|------------|------------|------------|------------|
| FBA-TH | \$2,427,300 | | \$2,427,300 | | | | | |
| FBA-BMR | \$1,972,700 | | \$1,972,700 | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$4,400,000 | -\$4,400,000 | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$4,400,000 | \$4,400,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: FIRE STATION (Located in Black Mountain Ranch)

DEPARTMENT: FIRE
CIP: 33-099.0

PROJECT: F-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT A NEW FIRE STATION ON A ONE-ACRE SITE IN BLACK MOUNTAIN RANCH TO SERVE DEVELOPMENT IN BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

JUSTIFICATION:

THE DEVELOPERS OF BLACK MOUNTAIN RANCH, PURSUANT TO THEIR DEVELOPMENT AGREEMENT, HAVE AGREED TO CONSTRUCT A FIRE STATION, COMPLETE WITH FURNISHINGS AND APPARATUS.

FUNDING ISSUES:

FUNDING IS THE JOINT RESPONSIBILITY OF TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

NOTES:

SCHEDULE:

BLACK MOUNTAIN RANCH IS REQUIRED TO CONSTRUCT THIS FACILITY PRIOR TO THE ISSUANCE OF ITS 500TH RESIDENTIAL BUILDING PERMIT. REIMBURSEMENT WILL OCCUR AS FUNDS BECOME AVAILABLE.

CONTACT:

TELEPHONE:

EMAIL:

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION (Located in Pacific Highlands Ranch)

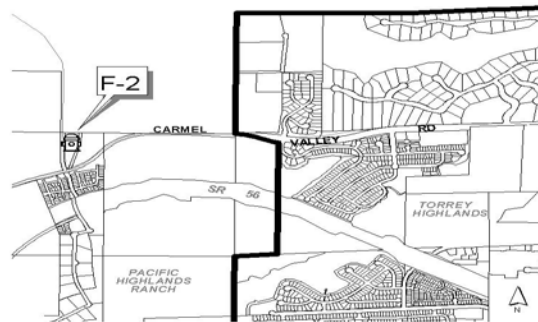
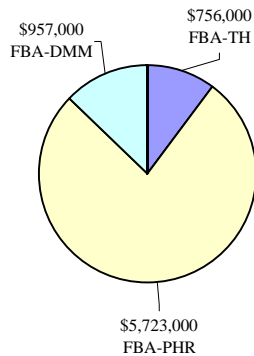
DEPARTMENT: FIRE
CIP: N/A

PROJECT: F-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|-------------|------------|--------------------|------------|--------------------|--------------|
| FBA-TH | \$756,000 | | | | | | | \$756,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | \$5,723,000 | | | | \$723,000 | | \$2,000,000 | \$2,000,000 |
| FBA-DMM | \$957,000 | | | | | | \$957,000 | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | \$5,000,000 | | -\$1,244,000 | -\$2,756,000 |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$7,436,000 | \$0 | \$0 | \$0 | \$5,723,000 | \$0 | \$1,713,000 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|--------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | \$1,000,000 | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | -\$1,000,000 | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: CHIEF WILLIAM MIDDLETON

TELEPHONE: (858) 636-4810

EMAIL: wmiddleton@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: FIRE STATION (Located in Pacific Highlands Ranch)

DEPARTMENT: FIRE
CIP: N/A

PROJECT: F-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILDLAND FIRE FIGHTING FACILITY ON A 1.5 ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS. THE PROJECT SHALL CONSIST OF A 8,500 SQUARE FOOT FACILITY CAPABLE OF HOUSING TWO ENGINES AND SPECIALIZED APPARATUS TO FIGHT WILD LAND FIRES.

JUSTIFICATION:

THIS FACILITY WILL PROVIDE SUPPORT TO PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS, AND HAS BEEN SITUATED TO PROVIDE RESPONSE TIMES THAT MEET CITY STANDARS.

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IN FY 2007. TORREY HIGHLANDS WILL CONTRIBUTE AS FUNDING BECOMES AVAILABLE.

CONTACT: CHIEF WILLIAM MIDDLETON

TELEPHONE: (858) 636-4810

EMAIL: wmiddleton@sandiego.gov

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

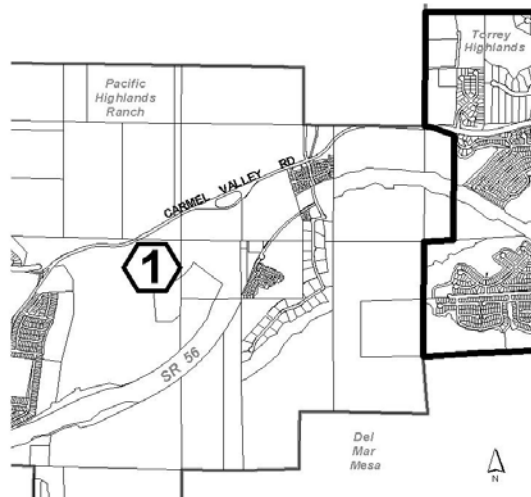
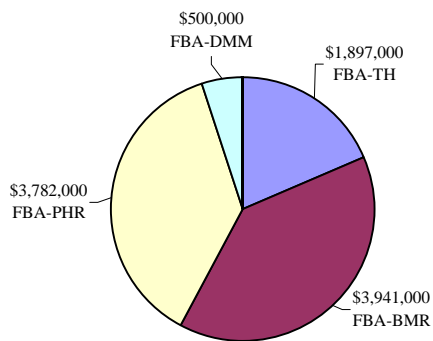
DEPARTMENT: LIBRARY
CIP: N/A

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|---------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$1,897,000 | | | | | | | |
| FBA-BMR | \$3,941,000 | | | | | | | |
| FBA-PHR | \$3,782,000 | | | | | | | |
| FBA-DMM | \$500,000 | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$10,120,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|---------------------|------------|--------------|------------|------------|------------|------------|
| FBA-TH | | \$1,897,000 | | | | | | |
| FBA-BMR | | \$3,941,000 | | | | | | |
| FBA-PHR | | \$2,500,000 | | \$1,282,000 | | | | |
| FBA-DMM | | \$500,000 | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$1,282,000 | | -\$1,282,000 | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$10,120,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: WILLIAM SANNWALD

TELEPHONE: (619) 236-5871

EMAIL: wsannwald@sandiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP: N/A

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONSTRUCT A 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A 3-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE ENTIRE FORMER NORTH CITY FUTURE URBANIZING AREA. THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS THE TRANSIT CENTER AND A PEDESTRIAN PLAZA.

JUSTIFICATION:

FUNDING ISSUES:

EACH SUBAREA WITHIN THE FORMER NORTH CITY FUTURE URBANIZING AREA IS CONTRIBUTING ITS PRORATA SHARE OF A COMPLETE LIBRARY FACILITY. FUNDING CONTRIBUTIONS FOR TORREY HIGHLANDS, PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, AND DEL MAR MESA, ARE BASED ON POPULATION.

NOTES:

SHOULD IT LATER BE DETERMINED THAT THE POPULATION WITHIN THE SERVICE AREA WILL NOT REACH THE MINIMUM REQUIREMENT OF 18,000 PEOPLE, THE FUNDS COLLECTED BY THIS PROJECT AND OTHER FINANCING PLANS MAY BE REDIRECTED TO OTHER LIBRARY PROJECTS TO MITIGATE ANY IMPACTS CREATED BY DEVELOPMENT WITHIN THE FORMER NORTH CITY FUTURE URBANIZING AREA.

SCHEDULE:

COMPLETION IN FY 2012.

CONTACT: WILLIAM SANNWALD

TELEPHONE: (619) 236-5871

EMAIL: wsannwald@san Diego.gov

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY TRUNK SEWER

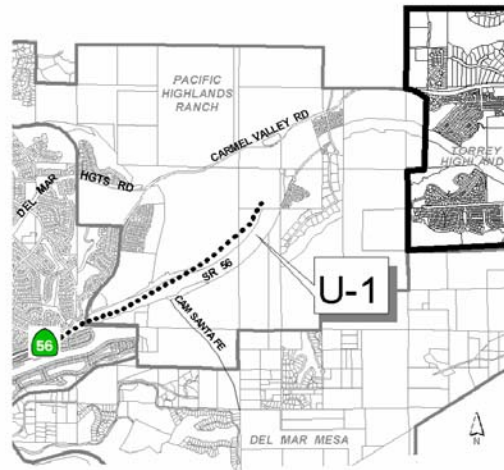
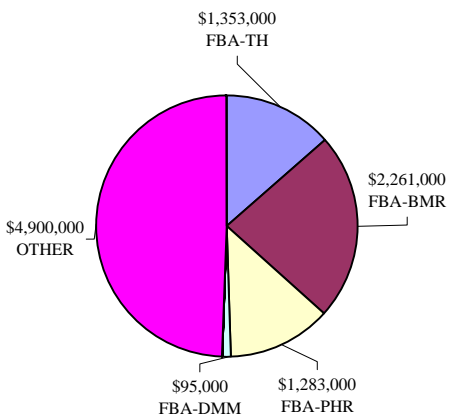
DEPARTMENT: WASTEWATER
CIP: N/A

PROJECT: U-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|-------------|------------------|--------------------|--------------------|------------|------------|------------|
| FBA-TH | \$1,353,000 | | | | | | | |
| FBA-BMR | \$2,261,000 | | | | | | | |
| FBA-PHR | \$1,283,000 | | | | | | | |
| FBA-DMM | \$95,000 | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | \$100,000 | | \$1,016,044 | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | \$4,900,000 | | | \$8,775,956 | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$9,892,000 | \$0 | \$100,000 | \$8,775,956 | \$1,016,044 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | \$1,353,000 | | | | | | |
| FBA-BMR | | \$2,261,000 | | | | | | |
| FBA-PHR | | \$1,283,000 | | | | | | |
| FBA-DMM | | \$95,000 | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | -\$1,116,044 | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | -\$3,875,956 | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: BOBBI SALVINI

TELEPHONE: (619) 533-5106

EMAIL: bsalvini@sandiego.gov

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT: WASTEWATER
CIP: N/A

PROJECT: U-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

PROVIDE FUNDING FOR THE REPLACEMENT AND UPSIZING OF THIS EXISTING 18" - 27" SEWER LINE IN ORDER TO PROVIDE CAPACITY TO MOST OF THE NORTH CITY FUTURE URBANIZING AREA AND RANCHO PENASQUITOS. THE PROJECT INCLUDES DESIGN, ENVIRONMENTAL MITIGATION, AND PIPELINE CONSTRUCTION, INCLUDING ACCESS ROADS AND RIGHT-OF-WAY, WHERE REQUIRED.

JUSTIFICATION:

WHILE THERE IS CAPACITY AVAILABLE WITHIN THE EXISTING PIPELINE FOR APPROXIMATELY 10 YEARS, THE EXACT CONDITION OF THIS PIPELINE IS NOT FULLY KNOWN AT THIS TIME. THIS PROJECT WILL PROVIDE PRORATA FUNDING FOR FUTURE UPGRADES TO REPLACE THE EXISTING PIPELINE AND PROVIDE FOR ADDITIONAL CAPACITY TO MEET THE ANTICIPATED DEMANDS AT BUILDOUT FOR ALL THE NORTH CITY FUTURE URBANIZING AREA.

FUNDING ISSUES:

THE CITY WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED BY NEW DEVELOPMENT FROM THE FACILITIES BENEFIT ASSESSMENT FUNDS FOR EACH OF THE COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA AT SUCH TIME AS THE AVAILABLE CAPACITY IN THE EXISTING TRUNK SEWER HAS BEEN EXCEEDED.

NOTES:

SCHEDULE:

PROJECT COMPLETION IN FY 2004/2005. REIMBURSEMENT BY TORREY HIGHLANDS TO THE CITY SEWER FUNDS IN FY 2010.

CONTACT: BOBBI SALVINI

TELEPHONE: (619) 533-5106

EMAIL: bsalvini@sanidiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS PIPELINE RELOCATION

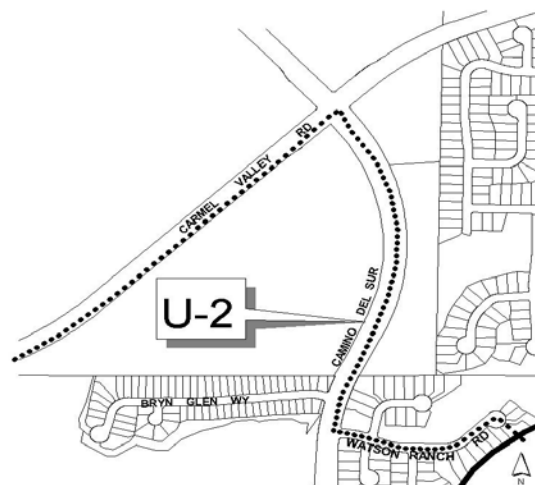
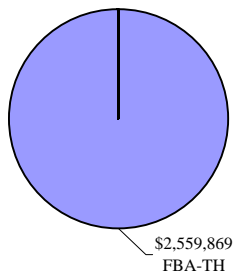
DEPARTMENT: WATER
CIP: 70-965.0

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|-------------------|------------|------------|------------|------------|
| FBA-TH | \$2,559,869 | \$985,375 | | \$1,454,494 | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$1,574,494 | | -\$1,574,494 | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,559,869 | \$2,559,869 | \$0 | -\$120,000 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | \$120,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$120,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: SHAHIN MOSHREF

TELEPHONE: (619) 533-5150

EMAIL: smoshref@sanidiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS PIPELINE RELOCATION

DEPARTMENT: WATER
CIP: 70-965.0

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE RELOCATION AND UPSIZING TO 36-INCH OF APPROXIMATELY 9,000 LF OF THE 30-INCH DEL MAR HEIGHTS PIPELINE LOCATED BENEATH THE CARMEL VALLEY ROAD AND CAMINO RUIZ RIGHTS-OF-WAY WITHIN TORREY HIGHLANDS.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ALLOW DEVELOPMENT TO OCCUR OVER THE EXISTING ALIGNMENT, TO PROVIDE ADDITIONAL CAPACITY, AND TO FACILITATE ACCESSIBILITY TO THE FACILITY.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT IS COMPLETED. REIMBURSEMENT TO DEVELOPERS IN FY 2003 TO FY 2004.

CONTACT: SHAHIN MOSHREF

TELEPHONE: (619) 533-5150

EMAIL: smoshref@sanidago.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NEW 16" WATER MAINS

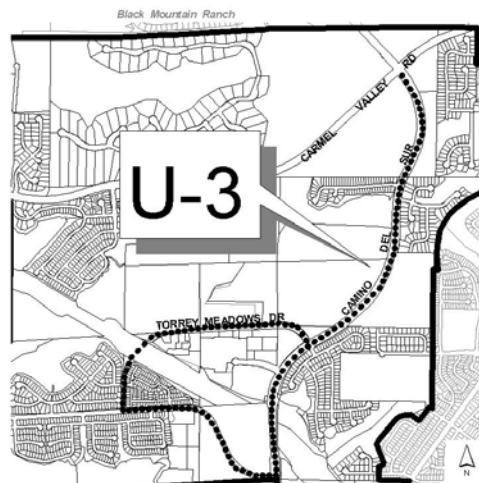
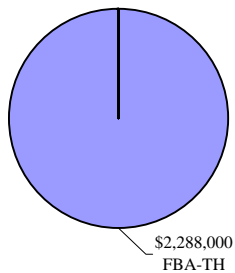
DEPARTMENT: WATER
CIP: 70-966.0

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|--------------------|--------------------|-------------|--------------|------------|------------|------------|------------|
| FBA-TH | \$2,288,000 | | | \$1,765,000 | | | | \$523,000 |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | \$2,288,000 | | -\$1,765,000 | | | | -\$523,000 |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$2,288,000 | \$2,288,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| FBA-TH | | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT: SHAHIN MOSHREF

TELEPHONE: (619) 533-5150

EMAIL: smoshref@sanidiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NEW 16" WATER MAINS

DEPARTMENT: WATER
CIP: 70-966.0

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 18,000 LF OF 16-INCH WATER MAINS WITHIN THE CAMINO DEL SUR, CARMEL MOUNTAIN ROAD, STREET "A" AND STREET "B" RIGHTS-OF-WAY CONSISTENT WITH THE WATER SYSTEM ANALYSIS FOR TORREY HIGHLANDS.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO PROVIDE PRIMARY DISTRIBUTION FACILITIES TO SERVE THE COMMUNITY.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT COMPLETED. REIMBURSEMENT TO DEVELOPER IN FY 2004/2008.

CONTACT: SHAHIN MOSHREF

TELEPHONE: (619) 533-5150

EMAIL: smoshref@sandiego.gov

(This page is intentionally left blank.)

(This page is intentionally left blank.)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WILDLIFE RESCUE CENTER

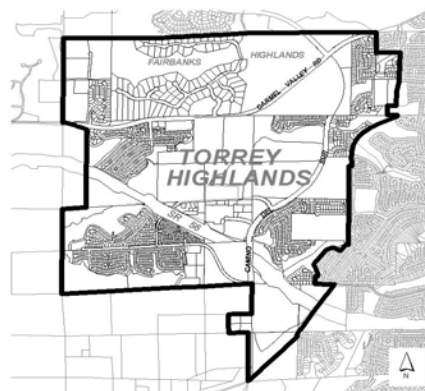
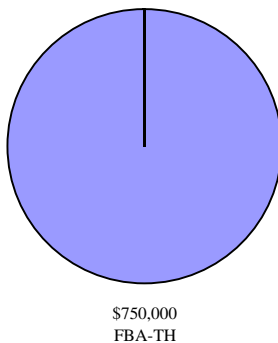
DEPARTMENT: MISCELLANEOUS
CIP: N/A

PROJECT: M-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

| SOURCE | FUNDING: | EXPEN/ENCUM | CONT APPROP | FY 2004 | FY 2005 | FY 2006 | FY 2007 | FY 2008 |
|--------------|------------------|-------------|-------------|---------|---------|---------|---------|---------|
| FBA-TH | \$750,000 | | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$750,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| SOURCE | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|--------------|------------------|------------------|---------|---------|---------|---------|---------|---------|
| FBA-TH | \$100,000 | \$650,000 | | | | | | |
| FBA-BMR | | | | | | | | |
| FBA-PHR | | | | | | | | |
| FBA-DMM | | | | | | | | |
| FBA-RP | | | | | | | | |
| DEV. ADV | | | | | | | | |
| DEV/SUBD | | | | | | | | |
| COUNTY | | | | | | | | |
| STATE | | | | | | | | |
| OTHER | | | | | | | | |
| UNIDEN | | | | | | | | |
| TOTAL | \$100,000 | \$650,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

FUNDING SOURCES



CONTACT:

TELEPHONE:

EMAIL:

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WILDLIFE RESCUE CENTER

DEPARTMENT: MISCELLANEOUS
CIP: N/A

PROJECT: M-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

DESCRIPTION:

CONTRIBUTE FUNDING FOR A WILDLIFE RESCUE FACILITY ON A 1.0 ACRE SITE AT A YET
UNDETERMINED LOCATION IN THE VICINITY OF THE MSCP PRESERVE. BLACK MOUNTAIN
PARK HAS BEEN IDENTIFIED AS ONE POSSIBLE LOCATION FOR THIS FACILITY.

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

THIS PROJECT IS SCHEDULED IN FY 2010/2011 AT COMMUNITY BUILD-OUT.

CONTACT:

TELEPHONE:

EMAIL:

Table 10

How Project Costs Are Modified To Maintain Cost Allocations Between Torrey Highlands and Black Mountain Ranch

| BMR FBA Proj. No. | TH FBA Proj. No. | Project Name | Before Adjustment | | Total Cost | Adjustment Made | After Adjustment | | |
|-------------------------|---------------------|--|----------------------------------|-------------------------------|-------------|-----------------|---------------------------|---|--------------------------------------|
| | | | Torrey Highlands FBA Share | Black Mountain Ranch Share | | | Torrey Highlands Share | Black Mountain Ranch Share CFD #2 | Black Mountain Ranch Share FBA |
| T-15 | T-1.3 | SR-56 / CAMINO RUIZ Interchange | 16,544,400 | 11,029,600 | 27,574,000 | 6,388,000 | 22,932,400 | 4,641,600 | |
| T-13 | T-2.1 | CAMINO RUIZ (Two Lanes, N'ly of SR-56) | 3,291,750 | 4,023,250 | 7,315,000 | 4,023,250 | 7,315,000 | 0 | |
| T-14 | T-2.2 | CAMINO RUIZ (Widen to Six Lanes, Northerly of SR-56) | 1,080,000 | 1,320,000 | 2,400,000 | 1,320,000 | 2,400,000 | 0 | |
| T-17 | T-2.3 | PARK-N-RIDE | 108,000 | 92,000 | 200,000 | 92,000 | 200,000 | 0 | |
| T-9 | T-2.4 | CAMINO RUIZ (Two Lanes, Carmel Valley Road to San Dieguito Road) | 2,925,318 | 14,082,345 | 17,007,663 | (2,925,318) | 0 | 17,007,663 | |
| T-9 | T-2.4 | CAMINO RUIZ (Two Lanes, N'ly of Carmel Valley Road) - Landscaping | 0 | 4,373,021 | 4,373,021 | 0 | 0 | 0 | 4,373,021 |
| T-21.1 | T-4.1 | CARMEL VALLEY ROAD (Two Lanes) - Via Abertura to Camino Ruiz | 3,663,438 | 947,004 | 4,610,442 | (3,663,438) | 0 | 1,210,442 | |
| T-21.2 | T-4.2 | CARMEL VALLEY ROAD (Two Lanes) - Camino Ruiz to Black Mountain Road | 2,010,813 | 3,110,695 | 5,121,509 | (2,010,813) | 0 | 5,121,509 | |
| T-22.1 | T-4.3 | CARMEL VALLEY ROAD (Widen to Four Lanes, Via Abertura to Camino Ruiz) | 2,541,000 | 759,000 | 3,300,000 | 759,000 | 3,300,000 | 0 | |
| T-22.2 | T-4.4 | CARMEL VALLEY ROAD (Widen to Four Lanes, Camino Ruiz to Black Mountain Road) | 1,378,042 | 1,983,036 | 3,361,078 | (783,966) | 614,076 | 2,747,002 | |
| T-25 | T-4.6 | CARMEL VALLEY ROAD - Easterly Extension | 0 | 4,233,176 | 4,233,176 | 0 | 0 | 4,233,176 | |
| T-3 | T-7 | BLACK MOUNTAIN ROAD (Two/Four Lanes, S'ly of Carmel Valley Road) | 611,754 | 880,330 | 1,492,084 | (611,754) | 0 | 1,492,084 | |
| T-3 | T-7 | BLACK MOUNTAIN ROAD (Two/Four Lanes) - Landscaping | 83,048 | 119,509 | 202,557 | (83,048) | 0 | 202,557 | |
| T-1 | T-8 | SAN DIEGUITO ROAD (Two Lanes) | 788,818 | 4,021,047 | 4,809,865 | (788,818) | (0) | 4,809,865 | |
| T-1 | T-8 | SAN DIEGUITO ROAD (Two Lanes) - Landscaping | 0 | 878,771 | 878,771 | 0 | 0 | 0 | 878,771 |
| P-1 | P-3 | COMMUNITY PARK (Black Mountain Ranch) Land Acquisition | 1,331,027 | 4,668,973 | 6,000,000 | (1,072,243) | 258,784 | 551,441 | 5,189,775 |
| P-1 | P-3 | COMMUNITY PARK (Black Mountain Ranch) Improvements | 1,663,784 | 5,836,217 | 7,500,000 | (663,784) | 1,000,000 | 891,586 | 5,608,415 |
| P-2 | P-4 | COMMUNITY PARK - RECREATION BUILDING | 1,131,373 | 470,950 | 1,602,323 | 0 | 1,131,373 | 0 | 470,950 |
| F-1 | F-1 | FIRE STATION (Located in Black Mountain Ranch) | 2,427,306 | 1,972,700 | 4,400,006 | 0 | 2,427,308 | 1,694,595 | 278,105 |
| TOTALS: | | | 41,579,872 | 64,801,624 | 106,381,496 | (932) | 41,578,939 | 44,603,520 | 16,799,037 |
| | | | | | | | | | 44,603,520 |
| | | | | | | | | see note #4: | 3,400,000 |
| | | | | | | | | | 64,802,557 |

Notes:

- Adjustments shown are subject to the review and approval of the City's Facilities Financing Section in conjunction with the preparation of the annual update to the Torrey Highlands PFFP.
- Adjustments are also subject to change based on updated cost figures for each respective project.
- Numbers are current as of May 10, 2001
- This amount reflects the contribution made by Fairbanks Highlands in conjunction with its participation in CFD #2.

TYPES OF

DEV SF, MF, CAC, CLAC, LXMU, ECTC, INST,

| ASMT# | APN | MAP# | LOT/PAR | ESTIMATED NEDU | TYPE OF DEV. | EST. TOTAL ASMT \$ AMT | TORREY HIGHLANDS OWNER NAME |
|-------|---------------|----------|--------------|-------------------|-----------------|---------------------------|--|
| 1 | 306-010-22 | FM 13978 | LOT S | 1 | SF | \$56,145 | MARK COLLINS SEPARATE PROPERTY TR |
| 2 | 306-010-16 | | | 0 | 0 | \$0 | SDG&E |
| 3 | 306-010-17-19 | PM 11362 | PAR 1-3 | 3 | SF | \$168,435 | MARK COLLINS SEPARATE PROPERTY TR |
| 3 | 306-260-34 | FM 13978 | LOT 327 | 1 | SF | \$56,145 | MARK COLLINS SEPARATE PROPERTY TR |
| 7 | 306-020-24&26 | | | 0 | 0 | \$0 | POWAY UNIFIED SCHOOL DISTRICT |
| 8 | 306-020-31 | | | 0 | 0 | \$0 | CITY OF SAN DIEGO |
| 12 | 306-021-15 | | | 108 | SF | \$6,063,660 | PARDEE CONSTRUCTION CO |
| 12 | 306-021-15 | | | 21 | MF | \$825,332 | PARDEE CONSTRUCTION CO |
| 13 | 306-021-16&21 | | | 0 | 0 | \$0 | POWAY UNIFIED SCHOOL DISTRICT |
| 14 | 306-250-27 | | | 0.51 | CAC | \$172,663 | POWAY UNIFIED SCHOOL DISTRICT |
| 17 | 306-031-18 | FM 14383 | LOTS 2-4 | 2 | SF | \$112,290 | TORREY BROOKE DEV |
| 22 | 306-011-19 | PM 14768 | PAR 2 | 41 | SF | \$2,301,945 | BMR INVESTORS LTD |
| 23 | 306-011-07 | PM 6902 | PAR 3 | 50 | SF | \$2,807,250 | PENASQUITOS WEST |
| 25 | 306-011-32 | PM 8133 | PAR 2 | 44 | SF | \$2,470,380 | HORSESHOE INVESTORS LTD |
| 26 | 306-011-29 | PM 8133 | PAR 1 | 78 | SF | \$4,379,310 | TR II LLC |
| 27 | 306-011-31 | | | 0 | 0 | \$0 | POWAY UNIFIED SCHOOL DISTRICT |
| 28 | 306-360-01-18 | FM 14322 | LOTS 1-18 | 18 | SF | \$1,010,610 | TH RESIDENTIAL LLC |
| 28 | 306-360-37-51 | FM 14322 | LOTS 123-137 | 15 | SF | \$842,175 | TH RESIDENTIAL LLC |
| 28 | 306-360-55&56 | FM 14322 | LOTS 141-142 | 2 | SF | \$112,290 | TH RESIDENTIAL LLC |
| 28 | 306-361-07 | FM 14322 | LOT 41 | 1 | SF | \$56,145 | TH RESIDENTIAL LLC |
| 28 | 306-362-41-44 | FM 14322 | LOTS 83-86 | 1 | SF | \$56,145 | TH RESIDENTIAL LLC |
| 29 | 306-051-20 | PM 18926 | PAR B | | | | WESTERN PACIFIC HOUSING-TORREY MEADOWS LLC |
| 30 | 306-051-18 | PM 18926 | PAR 2 | 134 | MF | \$5,266,401 | WESTERN PACIFIC HOUSING-TORREY VILLAGE CTR LLC |
| 30 | 306-051-21 | PM 18926 | PAR A | | | | |
| 30 | 306-051-22 | PM 18926 | | | | | |
| 33 | 306-370-01 | FM 14512 | LOT 1 | 2.02 | ECTC | \$610,161 | KILROY REALTY LP |
| 33 | 306-370-02 | FM 14512 | LOT 2 | 2.49 | ECTC | \$752,130 | KILROY REALTY LP |
| 33 | 306-370-03 | FM 14512 | LOT 3 | 2.27 | ECTC | \$685,676 | KILROY REALTY LP |
| 33 | 306-370-04 | FM 14512 | LOT 4 | 2.43 | ECTC | \$734,006 | KILROY REALTY LP |
| 33 | 306-370-05 | FM 14512 | LOT 5 | 2.78 | ECTC | \$839,727 | KILROY REALTY LP |
| 33 | 306-370-06 | FM 14512 | LOT 6 | 3.5 | ECTC | \$1,057,210 | KILROY REALTY LP |
| 35 | 306-050-16 | | | 2.77 | INST | \$233,282 | ROMAN CATHOLIC BISHOP OF SD |
| 35 | 306-050-18 | | | 2.78 | INST | \$234,125 | ROMAN CATHOLIC BISHOP OF SD |
| 35 | 306-050-19 | | | 2.75 | INST | \$231,598 | ROMAN CATHOLIC BISHOP OF SD |
| 35 | 306-050-28 | | | 2.79 | INST | \$234,967 | ROMAN CATHOLIC BISHOP OF SD |
| 37 | 306-041-22 | | | 0 | 0 | \$0 | POWAY UNIFIED SCHOOL DISTRICT |
| 38 | 306-042-16 | | | 42 | SF | \$2,358,090 | RHODES LIVING TRUST |
| 38 | 306-042-15 | | | 23 | MF | \$903,935 | RHODES LIVING TRUST |
| 38 | 306-042-13 | | | 247 | MF | \$9,707,471 | RHODES LIVING TRUST |
| 38 | 306-042-08 | | | 34.5 | CAC | \$11,680,125 | RHODES LIVING TRUST |

| | | | | | | | |
|----|---------------|----------|--------------|-------|------|-------------|--|
| 42 | 306-261-21 | FM 13978 | LOT 326 | 1.71 | CLAC | \$171,854 | GARY ANDERSON ET AL |
| 43 | 306-020-39 | | | 6.93 | INST | \$583,627 | CORP OF P. BISHOP JESUS CHRIST LATTER DAY SAINTS |
| 46 | 306-051-09 | PM 6038 | PAR D | 32.94 | ECTC | \$9,949,860 | GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC |
| 48 | 306-250-15&16 | FM 14044 | LOTS 15 & 16 | 2 | SF | \$112,290 | ENVIRONMENTAL TRUST |
| 50 | 306-041-30 | FM 14238 | LOT 238 | 1.72 | CAC | \$582,313 | EXXON MOBIL CORP |
| 54 | 306-051-17 | PM 18926 | PAR 1 | 8 | MF | \$314,412 | TORREY HIGHLANDS RETAIL LLC |

| Improv No. | FBA Proj. No. | Facility | Location | Description | Responsible Party |
|---|---------------|----------------------|---|--|---------------------------|
| Phase One: Expressway with Interchange--Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Retail/Commercial) | | | | | |
| 1 | T-1.1 | SR-56 | Black Mountain Road to Carmel Country Road | Extend SR-56 as a 4-lane facility. | Others |
| 2 | T-2.1 | Camino Ruiz | Carmel Valley Road to SR-56 | Construct 2 lanes of an ultimate 6 lane major road. | BMR(e) |
| 4 | | Camino Ruiz | @ Carmel Valley | Construct Traffic Signal plus Intersection Improvements. | BMR(b) |
| 5 | T-3.1 | Camino Ruiz | SR-56 to Carmel Mountain Road | Construct 2 lane street. | T.H. |
| 6 | T-4.1 | Carmel Valley Road | Evergreen Nursery to Camino Ruiz | Construct 2 lane collector street. | BMR(e)/F.H. |
| 7a | T-4.5 | Carmel Valley Road | Evergreen Nursery to Del Mar Heights Road | Provide striping, signaling, and widening improvements as required by City Engineer. | BMR(b) |
| 7b | T-4.2 | Carmel Valley Road | Camino Ruiz to Black Mountain Road | Construct 2 lane major. | BMR(b) |
| 8 | | Carmel Valley Road | @ Rancho Santa Fe Farms Road | Construct Traffic Signal. | BMR(b) |
| 9 | | Del Mar Heights Road | Carmel Valley Road to Lansdale East | Provide striping, signaling, and widening improvements as required by City Engineer. | T.H. or BMR(b) if shifted |
| 10 | | Del Mar Heights Road | Carmel Canyon to Lansdale (east) | Construct Roadway. | Others |
| 11 | | Del Mar Heights Road | Lansdale (east) to Carmel Valley community line | Construct Roadway. | Others |
| 12 | T-7 | Black Mountain Road | Existing terminus to Carmel Valley Road | Construct Roadway. | BMR(a) |
| 17 ₄ | T-6 | Del Mar Heights Road | @ I-5 | Construct West to NB I-5 right turn lane, or fund studies. | T.H. |
| 19 | T-1.3 | Camino Ruiz | @ SR-56 | Construct Interchange (1/2 of ultimate) | T.H. |
| 22a | T-3.1 | Camino Ruiz | Carmel Mountain Road to Dormouse | Construct 2 lane roadway | Others(c) |

| Improv No. | FBA Proj. No. | Facility | Location | Description | Responsible Party |
|---|---------------|---|---|--|-------------------|
| Phase Two: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer... | | | | | |
| 21 | | I-5 | @ SR-56 | Dual Freeway. | Others(c) |
| Phase Three: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer... | | | | | |
| 18 | | Via de la Valle | San Andres to El Camino Real East | Improve to 4 lanes | Others(c) |
| 19 | T-1 3 | Camino Ruiz | @ SR-56 | Construct full Interchange | T.H. |
| 22b | T-2 2 | Camino Ruiz | Carmel Valley Road to SR-56 | Provide ROW for 6 lane major and improve to 4 lanes | T.H (d) |
| 25a | T-4 3 | Carmel Valley Road | Camino Ruiz west to project boundary (e.g. on-site) | Improve to 4 lanes | T.H. |
| 26 | | Ted Williams Parkway (SR-56) | @ I-15 | East to north loop ramp, East to south right turn lane | Others(c) |
| 27 | | I-15 | @ Ted Williams Parkway | Add SB on-ramp lane | Others(c) |
| Phase Four: In order to exceed 35,000 ADT (17,000 Residential, 18,000 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer... | | | | | |
| 20 | | I-5 | Carmel Valley Road | Construct NB Connectors | Others(c) |
| 23 | T-5 2 | Carmel Mountain Road | Carmel Mountain Road to Camino Ruiz | Construct 2 lane bridge and roadway | T.H./ Others(c) |
| 24 | | El Camino Real | Half Mile Drive to Via de la Valle | Improve to a 4 lane major street | Others(c) |
| 25b | T-4 5 | Carmel Valley Road/Del Mar Heights Road | Carmel Valley community line to Camino Ruiz | Improve to 4 lanes | T.H / Others(c) |
| 28 | T-1 2 | SR-56 | Black Mountain Road to one mile west of Camino Ruiz Interchange | Improve to 6 lanes | Others(c) |
| 29 | T-3 2 | Camino Ruiz | SR-56 to Carmel Mountain Road | Improve to 4 lanes | T.H. |

| Improv No. | FBA Proj. No. | Facility | Location | Description | Responsible Party |
|---|---------------|----------------------|--|---------------------------------|--------------------|
| Phase Five: In order to exceed 50,000 ADT, the following improvements need to be assured to the satisfaction of the City Engineer... | | | | | |
| 23b | T-5.2 | Carmel Mountain Road | Carmel Mountain Road to Camino Ruiz | Widen to a 4 lane major. | Others(c) |
| 25c | T-4.4 | Carmel Valley Road | Camino Ruiz to Black Mountain Road | Improve to 4 lanes. | T.H./ Others(c) |
| 30 | | El Camino Real | @ Carmel Valley Road | Improve Intersections. | Others(c) |
| 31 | | I-15 | SR-56 to Escondido | HOV lane extension. | Others(c) |
| 32 | | I-15 | Carmel Mountain Road to Camino del Norte | NB and SB Truck Climbing lanes. | Others(c) |
| 34 | T-3.2 | Camino Ruiz | Carmel Mountain Road to Dormouse | Improve to 4 lanes. | T.H./ Others(c) |
| Phase Six: In order to exceed 60,000 ADT, the following improvements need to be assured to the satisfaction of the City Engineer... | | | | | |
| 35 | T-2 | SR-56 | I-5 to I-15 | Full Freeway. | Others(c) |
| 37 | | Carmel Mountain Road | @ I-5 | Construct Interchange. | Others(c) |

(This page is intentionally left blank.)

Appendix “A-1”

Torrey Highlands Transportation Phasing Plan

The following tables for residential and non-residential development in Torrey Highlands are based on traffic analysis for developments that have been completed and developments that are proposed. Information from these tables are being used to determine when each phase of the Transportation Phasing Plan has been reached.

The residential land use category includes the 93 dwelling units that were approved for the Fairbanks Highlands vesting tentative map (VTM 8800141). While these units have been included in the computation of the total trips, the Fairbanks Highlands development was subject to its own tentative map conditions of approval and was not subject to the requirements of the Torrey Highlands Transportation Phasing Plan.

TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

| Community | | | Builder | | | Project | | | Planned Residential | | |
|----------------------------|----------------------|---------------------|---------|-------|-------|---------|--|--|---------------------|------|--------|
| | | | | | | | | | Total | Rate | ADT |
| Taylor Woodrow | | | | | | | | | | | |
| Fairbanks Highlands | Taylor Woodrow | Fairbanks Highlands | 93 | 10 00 | 930 | | | | | | |
| Taylor Woodrow | | | | | | | | | | | 930 |
| D R Horton | | | | | | | | | | | |
| Torrey Del Mar | D R Horton | Collins Ranch | 52 | 10 00 | 520 | | | | | | |
| Torrey Del Mar | D R Horton | Villamontes | 111 | 10 00 | 1 110 | | | | | | |
| Torrey Del Mar | Johnson Beucier | Valencia | 8 | 10 00 | 80 | | | | | | |
| Torrey Del Mar | Barratt American | Palma Real | 83 | 10 00 | 830 | | | | | | |
| Torrey Del Mar | Cornerstone | Terrazzo | 86 | 10 00 | 860 | | | | | | |
| Torrey Del Mar | Bridge Housing | Torrey Del Mar Apts | 112 | 6 00 | 672 | | | | | | |
| Bryn Glen | Continental | Bryn Glen | 65 | 10 00 | 650 | | | | | | |
| D R Horton | | | | | | | | | | | 4,522 |
| Greystone Homes | | | | | | | | | | | |
| Barcelona | Greystone Homes | Barone | 24 | 10 00 | 240 | | | | | | |
| Barcelona | Greystone Homes | Garden | 84 | 10 00 | 840 | | | | | | |
| Greystone Torrey Highlands | Greystone | Valencia | 67 | 10 00 | 670 | | | | | | |
| Greystone Torrey Highlands | Greystone | Montea | 90 | 10 00 | 900 | | | | | | |
| Greystone Torrey Highlands | Standard Pacific | Cordera | 78 | 10 00 | 780 | | | | | | |
| Greystone Torrey Highlands | Chelsea | Torrey Highlands | 76 | 6 00 | 456 | | | | | | |
| Greystone Total | | | | | | | | | | | 3,886 |
| Shea (McMillin) | | | | | | | | | | | |
| Avalon Point | Chelsea | | 28 | 6 00 | 156 | | | | | | |
| Avalon Point | Shea | Avalon Point | 142 | 10 00 | 1 420 | | | | | | |
| Shea (McMillin) | | | | | | | | | | | 1,576 |
| Western Pacific Housing | | | | | | | | | | | |
| Torrey Santa Fe | WPH | Cabrera | 110 | 10 00 | 1 100 | | | | | | |
| Torrey Santa Fe | WPH | Cabrera II | 40 | 10 00 | 400 | | | | | | |
| Torrey Santa Fe | WPH | Montellano | 112 | 10 00 | 1 120 | | | | | | |
| Torrey Glenn | WPH | Torrey Glenn | 66 | 10 00 | 660 | | | | | | |
| Shaw Property | WPH | Monaco | 84 | 8 00 | 672 | | | | | | |
| Shaw Property | WPH | San Lorenzo | 107 | 10 00 | 1 070 | | | | | | |
| LMXU | WPH | Cortina | 152 | 7 33 | 1 114 | | | | | | |
| LMXU | WPH | Ballarado | 123 | 8 00 | 984 | | | | | | |
| LMXU | WPH/Bridge | Affordable | 127 | 6 00 | 762 | | | | | | |
| Western Pacific Housing | | | | | | | | | | | 7,882 |
| Torrey Brook, Inc | | | | | | | | | | | |
| Torrey Brooke I | Torrey Brook I | Villaggio Firenze | 14 | 10 00 | 140 | | | | | | |
| Torrey Brooke II | Torrey Brook II | Remainder Parcels | 2 | 10 00 | 20 | | | | | | |
| Torrey Brook, Inc | | | | | | | | | | | 160 |
| Garden Communities | | | | | | | | | | | |
| Torrey Ranch | Garden Community | Torrey Ranch | 73 | 10 00 | 730 | | | | | | |
| Garden Communities | | | | | | | | | | | 730 |
| Del Mar Land Mngmnt | | | | | | | | | | | |
| Fairbanks Country Villas | Del Mar Land Mngmnt | Fair Cntry Villas | 85 | 10 00 | 850 | | | | | | |
| Del Mar Land Mngmnt | | | | | | | | | | | 850 |
| Rhodes Family Trust | | | | | | | | | | | |
| Rhodes Crossing | Rhodes Family Trust | Residential | 42 | 10 00 | 420 | | | | | | |
| No 1 (southeast) | Park | Multi-Family | 251 | 6 00 | 1 506 | | | | | | |
| Rhodes Family Trust | | | | | | | | | | | 1,926 |
| Pardee Homes | | | | | | | | | | | |
| Penasquitos West | Pardee | PQ West | 108 | 10 00 | 1 080 | | | | | | |
| Penasquitos West | Pardee | PQ West | 20 | 6 00 | 120 | | | | | | |
| Pardee Homes | | | | | | | | | | | 1,200 |
| Collins - Remainder | | | | | | | | | | | |
| A | Collins Family Trust | Residential | 1 | 10 00 | 10 | | | | | | |
| B | Collins Family Trust | Residential | 2 | 10 00 | 20 | | | | | | |
| Collins Remainder | | | | | | | | | | | 30 |
| RESIDENTIAL TOTAL | | | | | | | | | | | 23,692 |

TORREY HIGHLANDS COMMERCIAL SUMMARY

| Community | Land Use Type | Intensity | Rate Cum. | Units | Trips Cum. | Source of Data |
|---|--------------------------|-----------|-----------|-------------|---------------|--|
| Torrey Del Mar | | | | | | |
| Small spec shops & restaurant | Neighborhood Comm | 7 | 72 | per KSF | 518 | KOA Field Review, No Records @ City |
| Chevron | Gas Station W/ Food Mart | 12 | 30 | per VFS | 360 | KOA Field Review, No Records @ City |
| Torrey Del Mar Total | | | | | 878 | |
| Western Pacific Housing | | | | | | |
| Village Center | LMXU | 89 | 72 | per KSF | 6,403 | Latest information, as taken from West Pac, as of 12/03/03 |
| Western Pacific Housing Total | | | | | 6,403 | |
| Greystone Homes | | | | | | |
| Crossroads* | LMXU | 17 | 36 | per KSF | 623 | KOA Field Review, No Records @ City |
| Freeway oriented | Gas Station W/ Food Mart | 4 | NA | per KSF | 1,201 | RHL Design Group Report, (Irvine CA) 01/30/03 |
| Greystone Total | | | | | 1,824 | |
| Employment Center | | | | | | |
| Kilroy | Employment Center STO | 307 | 10 | per KSF | 3,068 | KOA Report 01/25/02 |
| Kilroy | Employment Center MTO | 102 | log eqn | per KSF | 1,717 | KOA Report 01/25/02 |
| Leavitt | Employment Center STO | 413 | 10 | per KSF | 4,130 | Referenced in KOA Report, 01/25/02 |
| Leavitt | Employment Center MTO | 138 | log eqn | per KSF | 2,154 | Referenced in KOA Report, 01/25/02 |
| EC Total | | | | | 11,068 | |
| Rhodes Family Trust | | | | | | |
| Rhodes Crossing | Regional Commercial | 250 | NA | per KSF | 17,175 | Urban Systems Assoc Report 06/23/03 |
| Rhodes Total | | | | | 17,175 | |
| Daycare | | | | | | |
| Torrey Highlands Daycare | Day Care Center | 138 | 5 | per child | 690 | Under Review @ the City as of 12/05/03 |
| Daycare Total | | | | | 690 | |
| Churches | | | | | | |
| Catholic Church | Ltd Comm / Institutional | 57 | 5 | per KSF | 287 | LLG Report 09/10/02 |
| Catholic Church | Ltd Comm / Institutional | 500 | 2 1 | per student | 1,050 | Modified, From LLG Report 09/10/02 |
| LDS Church (SE Corner, Cam Del Sur/Carmel Valley) | Ltd Comm / Institutional | 16 2 | 9 | per KSF | 146 | Under Review @ the City as of 12/05/03 |
| Church Total | | | | | 1,483 | |
| RETAIL / COMMERCIAL SUB-TOTAL | | | | | 39,521 | |
| Parks | | | | | | |
| No 2 (northwest) | Park | 5 00 | 50 | per Acre | 250 | |
| No 1 (southeast) | Park | 5 00 | 50 | per Acre | 250 | |
| Parks | | | | | 500 | |
| PUSD Schools | | | | | | |
| Adobe Bluffs Elementary | Elementary School | 12 23 | 60 | per Acre | 734 | |
| Mesa Verde Middle | Junior High School | 31 94 | 40 | per Acre | 1,278 | |
| Westview High | High School | 65 33 | 50 | per Acre | 3 267 | |
| Future Elementary | Elementary School | 11 00 | 60 | per Acre | 660 | |
| Future Middle (partial) | Junior High School | 9 65 | 40 | per Acre | 386 | |
| PUSD Schools | | | | | 6,324 | |
| NON - RESIDENTIAL TOTALS | | | | | 46,345 | |

(This page is intentionally left blank.)

**TORREY HIGHLANDS
FACILITIES BENEFIT ASSESSMENT
DEPOSIT SCHEDULE**

| FISCAL YEAR | \$/ SFMU | \$/ MFDU | \$/ LMXU | \$/ CAC | \$/ CLAC | \$/ INSTAC | \$/ ECAC |
|------------------------|---------------------|---------------------|---------------------|--------------------|---------------------|-----------------------|---------------------|
| 2002 | \$33,120 | \$23,184 | \$267,278 | \$199,714 | \$59,285 | \$49,680 | \$178,186 |
| 2003 | \$34,445 | \$24,111 | \$277,969 | \$207,703 | \$61,656 | \$51,667 | \$185,313 |
| 2004a | \$35,823 | \$25,077 | \$289,088 | \$216,010 | \$64,122 | \$53,734 | \$192,679 |
| 2004b | \$56,145 | \$39,303 | \$453,090 | \$338,554 | \$100,500 | \$84,218 | \$301,987 |
| 2005 | \$58,952 | \$41,268 | \$475,754 | \$355,482 | \$105,525 | \$88,428 | \$317,086 |
| 2006 | \$61,900 | \$43,331 | \$499,532 | \$373,256 | \$110,801 | \$92,850 | \$332,940 |
| 2007 | \$64,995 | \$45,498 | \$524,508 | \$391,919 | \$116,341 | \$97,492 | \$349,587 |
| 2008 | \$68,245 | \$47,773 | \$550,734 | \$411,515 | \$122,158 | \$102,367 | \$367,067 |
| 2009 | \$71,657 | \$50,162 | \$578,271 | \$432,091 | \$128,266 | \$107,485 | \$385,420 |
| 2010 | \$75,240 | \$52,670 | \$607,184 | \$453,695 | \$134,679 | \$112,860 | \$404,691 |
| 2011 | \$79,002 | \$55,303 | \$637,543 | \$476,380 | \$141,413 | \$118,502 | \$424,926 |
| 2012 | \$82,952 | \$58,068 | \$669,421 | \$500,199 | \$148,484 | \$124,428 | \$446,172 |